

ORDINANCE NO. 2025-10

**AN ORDINANCE TO AMEND CHAPTER 150,
THE UNIFIED DEVELOPMENT ORDINANCE OF THE CITY OF AUBURN**

SUMMARY

This ordinance amends Chapter 150, the Unified Development Ordinance of the City of Auburn, Indiana. The Unified Development Ordinance and this amendment applies to all properties within the City of Auburn's corporate boundaries, as well as the City's established Extra-Territorial Jurisdiction. The amendment includes modifications to:

- *Article 2: Zoning Districts*
- *Article 5: Development Standards*
- *Article 9: Processes*
- *Article 10: Enforcement and Penalties*
- *Article 11: Definitions*
- *Appendix A: Land Use Matrix*

____ Recorder's Office
____ Auditor's Office
 X Clerk's Office
____ Other

____ Publish Public Hearing

____ Publish O/R after adoption

Building Department

Engineering Department

DeKalb County Plan Commission

Internet Code Site

ORDINANCE NO. 2025-10

**AN ORDINANCE TO AMEND CHAPTER 150,
THE UNIFIED DEVELOPMENT ORDINANCE OF THE CITY OF AUBURN**

WHEREAS, Ordinance No. 2018-24, as amended, adopted a Unified Development Ordinance that includes both zoning ordinance and subdivision control ordinance for the City of Auburn, Indiana; and

WHEREAS, the City of Auburn Plan Commission held a Public Hearing on June 10, 2025 as required by law regarding amending the Unified Development Ordinance of the City of Auburn, Indiana; and

WHEREAS, the City of Auburn Plan Commission at its June 10, 2025 meeting forwarded a favorable recommendation to the Auburn Common Council by a 9-0 vote concerning the adoption of Amendment 6;

WHEREAS, Amendment 6 to the Unified Development Ordinance makes changes within Article 2: Zoning Districts; Article 5: Development Standards; Article 9: Processes; Article 10: Enforcement and Penalties; Article 11: Definitions; and Appendix A: Land Use Matrix; and

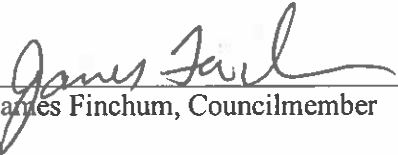
WHEREAS, Indiana Code section §36-7-4-600 et. seq provides for amendments to the Unified Development Ordinance.

NOW THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF AUBURN, INDIANA:


THAT, the Unified Development Ordinance shall be amended as illustrated in Exhibit A, attached hereto, which is a summary of each proposed change; and as illustrated in Exhibit B, comprised of all pages in the Unified Development Ordinance that have changed as a result of Amendment 6.

BE IT FURTHER ORDAINED that this Ordinance be in full force and effect after its passage by the Common Council and after the occurrence of all other actions required by law.

PASSED AND ADOPTED by the Common Council of the City of Auburn,
Indiana, this 15th day of July, 2025.


James Finchum, Councilmember

ATTEST:


Lorrie K. Pontius, Clerk-Treasurer

Presented by me to the Mayor of the City of Auburn, Indiana, this 15th day of
July, 2025.


LORRIE K. PONTIUS, Clerk-Treasurer

APPROVED AND SIGNED by me this 15th day of July, 2025.


DAVID E. CLARK, Mayor

VOTING:

AYE

NAY

Natalie DeWitt



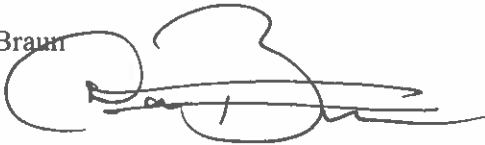
Rod Williams



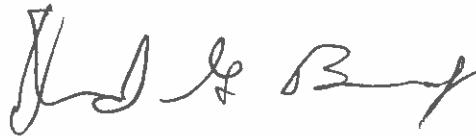
James Finchum



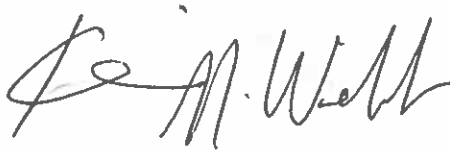
Dan Braun



David Bundy



Kevin Webb



Emily Prosser



Exhibit "A" - UDO Amendment #6

Change#	Page	Change	Reason
1	2-4	Add manufactured home dwelling as a permitted use in the AG district	The development standards for manufactured homes ensures compatibility with site-built homes
2	2-8	Add manufactured home dwelling as a permitted use in the ER district	The development standards for manufactured homes ensures compatibility with site-built homes
3	5-22; 5-23; 5-69	Add M1A and M3 to the list of applicable districts in the following UDO Sections: 5.20; 5.21; and 5.68	To identify the development standards that apply for properties in the M1A and M3 zoning districts
4	5-22	Remove code language regarding surfaces constructed using wood or composite planks for decking as an exemption from being considered an impervious surface	Decks should be considered an impervious surface for determining lot coverage
5	5-26	Add M3 to the list of applicable districts in Section 5.24 of the UDO	To identify the appropriate driveway standards that apply to properties in the M3 district
6	5-30	Add ER to the list of applicable districts in Section 5.28 of the UDO	To identify the appropriate fence and wall standards that apply to properties in the ER district
7	5-31	Remove ER from the list of applicable districts in Section 5.29 of the UDO	To identify the appropriate fence and wall standards that apply to properties in the ER district
8	5-37; 5-63	Add M2 and M3 to the list of applicable districts in Section 5.37 and 5.63 of the UDO	To identify the appropriate development standards that apply to properties in the M2 and M3 district
9	5-40	Modify 5.41 to require final grading and grass established in disturbed areas of a site; establishes screening requirements between land uses	Establishes appropriate landscape screening between various land uses
10	5-42	Add IS to the list of applicable districts in Section 5.43 of the UDO	To identify the appropriate lighting standards that apply to properties in the IS district
11	5-43	Delete requirement to screen loading docks from public right-of-way	Eliminates requirement that all loading docs shall be screened from rights-of-way

12	5-49	Remove M3 from the list of applicable districts in Section 5.54 of the UDO	Appropriate parking standard for the M3 district is provided in Section 5.54A
13	5-50	Add M3 to the list of applicable districts in Section 5.57 of the UDO	To identify the nonresidential parking standards applicable in the M3 district
14	5-50	Modify requirement for connectivity of adjacent parking lots	Allows Plan Commission to require connectivity of parking lots
15	5-76	Allow wall signs on parapet wall and to project above roof line	Increases flexibility in wall sign placement
16	5-77	Delete limit of two directional signs per street frontage	More appropriate standard is to limit directional signs to 2 per vehicular access point
17	5-82	Add cross reference to Chapter 162: Stormwater Provisions to Section 5.77	Provides reference to an applicable City Code
18	5-82	Clarify prohibition of outdoor storage tanks in excess of 100 pounds	Allows smaller storage tanks to be maintained outdoors
19	5-87	Modify timeframe for allowance of a Portable On-Demand Storage Unit	Existing timeframe of 14 days is short – extend to 45 days to allow adequate time to load/unload unit
20	5-88	Remove M1A and M3 from the list of applicable districts in Section 5.88 of the UDO	M1A and M3 districts do not allow nonresidential temporary uses
21	9-12	Remove M1 and add M3 to the list of applicable districts in Section 9.05 of the UDO	To identify that development plan approval is required for any property zoned M3
22	10-3	Eliminate two-week period for City to store signs illegally placed in right-of-way	Allows immediate disposal of signs placed illegally within the right-of-way
23	10-4	Modify and expand enforcement and penalties language	To clarify the enforcement actions that can be taken and to clearly establish the penalties for violations
24	11-10	Modify definition of manufactured home to include the term modular home	Eliminates potential confusion of definitions
25	11-11	Delete definition of modular home	Conflicts with definition of manufactured home
26	11-24	Modify definition of Recreational Vehicle to eliminate boats as an example of a recreational vehicle	Boats were not intended to be defined or regulated as a recreational vehicle
27	11-25	Add definition of Recycling Processing	Need to define use that is permitted within the I2 Zoning District
28	11-28	Delete definition of Display Board sign, Monument sign, and Pole sign	These terms are no longer used in the Sign regulations

29	Land Use Matrix	Add raising of farm animals as a permitted use in the AC and ER district	Raising of farm animals is an appropriate use to be allowed in the AC and ER districts
30	Land Use Matrix	Add dwelling, manufactured home as a permitted use in the AG and ER district	Allowing a manufactured home as a permitted use is an appropriate land use in the AG and ER district
31	Land Use Matrix	Remove permitted use designation for categories of land uses (type 2 retail; type 3 retail; type 4 retail; and type 6 retail)	Designating categories of land uses as permitted conflicts with specific use categories

2.03 AG District Intent, Permitted Uses, and Special Exception Uses

District Intent	Permitted Uses	Special Exception Uses
<p>The AG (Agricultural) District is intended to be used as follows:</p> <p>Use Type and Intensity</p> <ul style="list-style-type: none"> • Low to moderate intensity agricultural activities <p>Application of District</p> <ul style="list-style-type: none"> • Existing agricultural areas • Land within the extra-territorial jurisdiction of the City of Auburn • Holding district immediately after annexation <p>Development Standards</p> <ul style="list-style-type: none"> • Provide standards that allow common agricultural practices <p>Appropriate Adjacent Districts</p> <ul style="list-style-type: none"> • PR, AG, AC, ER, R1, R2, M1, M2, MH, IS, C2, I1, I2 and HI 	<p>Accessory Permitted Uses</p> <ul style="list-style-type: none"> • agricultural tourism • child-care home • farmers market • home business, type 1 • home business, type 2 • home business, type 3 • outdoor storage • roadside sales • solar field <p>Agricultural Permitted Uses</p> <ul style="list-style-type: none"> • agricultural crop production • hobby farming • orchard • plant nursery, wholesale • raising of farm animals • stable, private • storage of agricultural products • tree farm • vineyard <p>Industrial Permitted Uses</p> <ul style="list-style-type: none"> • public utility facility <p>Residential Permitted Uses</p> <ul style="list-style-type: none"> • dwelling, single-family detached • dwelling, manufactured home • fair housing facility (small) • personal storage (primary use) 	<p>Agricultural Special Exception Uses</p> <ul style="list-style-type: none"> • confined feeding operation (small) • raising of exotic animals <p>Commercial Special Exception Uses</p> <ul style="list-style-type: none"> • campground • kennel • shooting range • stable, commercial • winery <p>Industrial Special Exception Uses</p> <ul style="list-style-type: none"> • telecommunication facility <p>Institutional Special Exception Uses</p> <ul style="list-style-type: none"> • cemetery or mausoleum • church, temple or mosque • police, fire or rescue station <p>Residential Special Exception Uses</p> <ul style="list-style-type: none"> • bed and breakfast • dwelling, mobile home

2.07 ER District Intent, Permitted Uses, and Special Exception Uses

District Intent	Permitted Uses	Special Exception Uses
<p>The ER (Estate Residential) District is intended to be used as follows:</p> <p>Use Type and Intensity</p> <ul style="list-style-type: none"> • Single-family detached homes • Large sized homes • Large lots • Hobby farming <p>Application of District</p> <ul style="list-style-type: none"> • Primarily for existing development • Spot zoning or small pockets of development (a couple of lots) <p>Development Standards</p> <ul style="list-style-type: none"> • Permit low density, low impact development that complements a natural setting <p>Appropriate Adjacent Districts</p> <ul style="list-style-type: none"> • PR, AG, ER, R1, R2, M1, and IS <p>Plan Commission</p> <ul style="list-style-type: none"> • District is designed primarily for existing development • Should limit the use of this district within the City of Auburn due to its low-density nature and to avoid exclusionary zoning practices • New subdivisions involving multiple lots should have access to municipal water and sewer 	<p>Accessory Permitted Uses</p> <ul style="list-style-type: none"> • accessory dwelling unit • child-care home • home business, type 1 • home business, type 2 • roadside sales • solar field <p>Agricultural Permitted Uses</p> <ul style="list-style-type: none"> • agricultural crop production • hobby farming • stable, private <p>Residential Permitted Uses</p> <ul style="list-style-type: none"> • bed and breakfast • dwelling, single-family detached • dwelling, manufactured home • fair housing facility (small) 	<p>Industrial Special Exception Uses</p> <ul style="list-style-type: none"> • public utility facility <p>Residential Special Exception Uses</p> <ul style="list-style-type: none"> • dwelling, mobile home • personal storage (primary use)

5.20 DI-01: General Density and Intensity Standards (Amendment #5 - Ordinance 2024-19, 09/17/2024)

This Density and Intensity Standards section applies to the following districts:



The intent of the Density and Intensity Standards is to protect the health, safety, and welfare of residents through the establishment of maximum density and maximum land use intensity requirements. The following standards apply:

- A. **Project Applicability:** Any project requiring an Improvement Location Permit or Building Permit that increases impervious surface on a lot shall meet the Density and Intensity Standards of this Unified Development Ordinance.
- B. **General:** If a density or intensity standard does not appear on the two-page layout in *Article 02: Zoning Districts* for a zoning district, then a density or intensity standard shall not apply to that particular zoning district.
 1. **Maximum Lot Coverage:** The maximum lot coverage shall be as indicated on the applicable two-page layout in *Article 02: Zoning Districts*.
 2. **Minimum Main Floor Area:** The minimum main floor area shall be as indicated on the applicable two-page layout in *Article 02: Zoning Districts*.
 3. **Maximum Main Floor Area:** The maximum main floor area shall be as indicated on the applicable two-page layout in *Article 02: Zoning Districts*.
 4. **Minimum Dwelling Unit Size:** The minimum dwelling unit size shall be as indicated on the applicable two-page layout in *Article 02: Zoning Districts*.
 5. **Maximum Density:** The maximum density shall be as indicated on the applicable two-page layout in *Article 02: Zoning Districts*.
- C. **Lot Coverage Rules:** The cumulative area on a lot covered by structures, buildings, and surfaces that are impervious or semi-pervious.
 1. **100% Coverage:** The following shall count as 100% coverage on a lot: building footprints, swimming pools, non-porous concrete, non-porous asphalt and any other entirely impervious surface. Also, any interior space or impervious surface that projects away (e.g. cantilevered space) from a foundation shall count toward lot coverage.
 2. **75% Coverage:** The following shall count as 75% coverage on a lot: stepping stones, stone, brick pavers, porous concrete and porous asphalt.
 3. **50% Coverage:** The following shall count as 50% coverage on a lot: grass pavers.
 4. **0% Coverage:** The following shall not be considered impervious surfaces:
 - a. Retaining walls.
 - b. Surfaces constructed using wood or composite planks for decking (e.g. wood plank decks or private sidewalks).

5.20 DI-01: General Density and Intensity Standards (Amendment #5 - Ordinance 2024-19, 09/17/2024)

This Density and Intensity Standards section applies to the following districts:

PR AG AC ER R1 R2 R3 TR M1 M2 MH IS DC C1 C2 I1 I2 H1 MX

The intent of the Density and Intensity Standards is to protect the health, safety, and welfare of residents through the establishment of maximum density and maximum land use intensity requirements. The following standards apply:

- A. **Project Applicability:** Any project requiring an Improvement Location Permit or Building Permit that increases impervious surface on a lot shall meet the Density and Intensity Standards of this Unified Development Ordinance.
- B. **General:** If a density or intensity standard does not appear on the two-page layout in *Article 02: Zoning Districts* for a zoning district, then a density or intensity standard shall not apply to that particular zoning district.
 1. **Maximum Lot Coverage:** The maximum lot coverage shall be as indicated on the applicable two-page layout in *Article 02: Zoning Districts*.
 2. **Minimum Main Floor Area:** The minimum main floor area shall be as indicated on the applicable two-page layout in *Article 02: Zoning Districts*.
 3. **Maximum Main Floor Area:** The maximum main floor area shall be as indicated on the applicable two-page layout in *Article 02: Zoning Districts*.
 4. **Minimum Dwelling Unit Size:** The minimum dwelling unit size shall be as indicated on the applicable two-page layout in *Article 02: Zoning Districts*.
 5. **Maximum Density:** The maximum density shall be as indicated on the applicable two-page layout in *Article 02: Zoning Districts*.
- C. **Lot Coverage Rules:** The cumulative area on a lot covered by structures, buildings, and surfaces that are impervious or semi-pervious.
 1. **100% Coverage:** The following shall count as 100% coverage on a lot: building footprints, swimming pools, non-porous concrete, non-porous asphalt, and any other entirely impervious surface. Also, any interior space or impervious surface that projects away (e.g. cantilevered space) from a foundation shall count toward lot coverage.
 2. **75% Coverage:** The following shall count as 75% coverage on a lot: stepping stones, stone, brick pavers, decks, porous concrete and porous asphalt.
 3. **50% Coverage:** The following shall count as 50% coverage on a lot: grass pavers.
 4. **0% Coverage:** The following shall not be considered impervious surfaces:
 - a. Retaining walls.
 - b. Surfaces constructed using wood or composite planks for decking (e.g. wood plank decks or private sidewalks).

5.24 DW-04: Non-residential Driveway Standards (Amendment #5 - Ordinance 2024-19, 09/17/2024)

This Driveway Standards section applies to the following zoning districts:

PR M2 IS C1 C2 I1 I2 HI MX



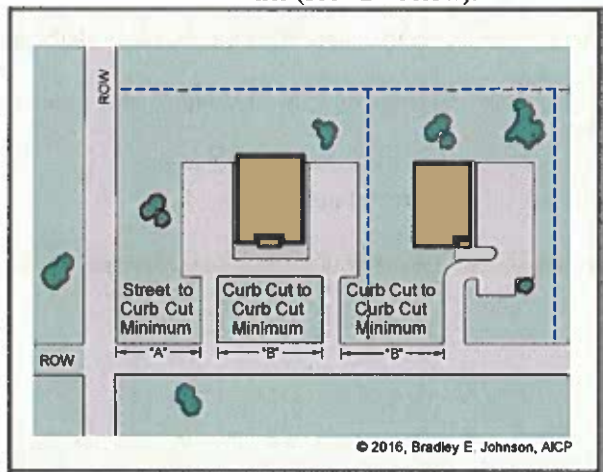
The following standards apply:

A. Quantity:

1. One (1) driveway shall be permitted on lots with less than 400 feet of frontage on a public right-of-way.
2. Two (2) driveways shall be permitted on lots with frontage on a public right-of-way that is at least 400 feet, but less than 800 feet. The driveways shall meet the separation requirements.
3. Three (3) driveways shall be permitted on lots with frontage on a public right-of-way that is at least 800 feet, but less than 1,200 feet. The driveways shall meet the separation requirements.
4. Four (4) driveways shall be permitted on lots with frontage on a public right-of-way that is 1,200 feet or more. The driveways shall meet the separation requirements.

B. Separation:

1. *From a Street Intersection:* A driveway shall not be permitted to be installed:
 - a. Within 150 feet of any intersecting street if access is along an arterial or collector street (see "A" below).
 - b. Within 100 feet of any intersecting street if access is along a local street (see "A" below).
 - c. If the lot is not large enough to achieve the required separation, then the driveway shall be installed at the location farthest from the intersection.
 - d. Under no circumstances shall a driveway be permitted within sixty (60) feet of any street intersection.
2. *Between Driveways on the Same Lot:* Two (2) or more driveways shall not be permitted to be installed within 250 feet if on the same lot (see "B" below).
3. *Between Driveways on Different Lots:* Two (2) or more driveways shall not be permitted to be installed within 100 feet of one another (see "B" below).



- C. Width: A driveway shall be at least nine (9) feet wide, but shall not exceed twelve (12) feet per lane and forty-two (42) feet in overall width.
- D. Materials: Driveways shall consist of asphalt, concrete, or other impervious material approved by the Zoning Administrator. Internal driveways may be stone or gravel in the PR, I2, and HI Districts at the discretion of the Zoning Administrator.
- E. Setback: Driveways shall be setback at least five (5) feet from side property lines.

5.27 FW-02: Parks and Recreation Fence and Wall Standards

This Fence and Wall Standards section applies to the following zoning districts:

PR

The following standards apply:

A. Types:

1. *Permitted Materials:* Wood, composite wood, stone, masonry, wrought iron, decorative metal, PVC, and landscape components shall be permitted materials for fences and walls. Vinyl-coated chain link, zinc-coated chain link, powder-coated chain link, and galvanized chain link shall only be permitted materials for fences and walls that surround swimming pools, sport courts, playgrounds, neighborhood parks, or similar recreational amenities.
2. *Prohibited Materials:* Fences and walls shall not incorporate barbed wire, above ground electrified wires, razor wire, glass, sharpened top spikes, or similarly hazardous materials.

B. Location:

1. *Front Yards:* Only fences that are decorative in nature, do not serve as an enclosure, and are three (3) feet or less in height shall be permitted in front yard, except in neighborhood parks.
2. *Side and Rear Yards:* Fences and walls shall be permitted in side and rear yards.

C. Height:

1. *Front Yards:* Fences and walls shall not exceed three (3) feet in height, except in neighborhood parks.
2. *Side and Rear Yards:* Fences and walls shall not exceed six (6) feet in height.

5.28 FW-03: Agricultural Fence and Wall Standards

This Fence and Wall Standards section applies to the following zoning districts:

AG AC ER

The following standards apply:

A. Types:

1. *Permitted Materials:* Wood, composite wood, stone, masonry, wrought iron, decorative metal, PVC, vinyl-coated chain link, zinc-coated chain link, powder-coated chain link, galvanized chain link, and landscape components shall be permitted materials for fences and walls. Chicken wire, wire mesh, agricultural wire, and fences that incorporate barbed wire or above ground electrified wires shall only be permitted materials for fences that are used for the containment of livestock or to surround fields.
2. *Prohibited Materials:* Fences and walls shall not incorporate razor wire, glass, sharpened top spikes, or other similarly hazardous materials.

B. Location:

1. *Front Yards:* Fences and walls shall be permitted in the front yard if one (1) of the following conditions is met.
 - a. The fence or wall is decorative in nature, does not serve as an enclosure, and is three (3) feet or less in height.
 - b. The fence is for the containment of livestock.
 - c. The fence is around a field.
2. *Side and Rear Yards:* Fences and walls shall be permitted in side and rear yards.

C. Height:

1. *Front Yards:* Fences and walls shall not exceed three (3) feet in height; except containment fences and fences around fields shall not exceed (6) feet in height within the front yard.
2. *Side and Rear Yards:* Fences and walls shall not exceed eight (8) feet in height.

5.29 FW-04: Residential Fence and Wall Standards (Amendment #5 - Ordinance 2024-19, 09/17/2024)

This Fence and Wall Standards section applies to the following zoning districts:



The following standards apply:

A. Types:

1. *Permitted Materials:* Wood, composite wood, stone, masonry, wrought iron, decorative metal, PVC, vinyl-coated chain link, zinc-coated chain link, powder-coated chain link, galvanized chain link, and landscape components shall be permitted materials for fences and walls. Fences may incorporate chicken wire or mesh wire only if the wire is within a wooden framed panel.
2. *Prohibited Materials:* Fences and walls shall not incorporate chicken wire, mesh wire, agricultural wire, metal or plastic slats within chain links, barbed wire, above ground electrified wires, razor wire, glass, sharpened top spikes, or similarly hazardous materials.

B. Location:

1. *Front Yards:* Only fences that are decorative in nature, do not serve as an enclosure, and are three (3) feet or less in height shall be permitted in the front yard.
2. *Side and Rear Yards:* Fences and walls shall be permitted in side and rear yards.

C. Height:

1. *Front Yards:* Fences and walls shall not exceed three (3) feet in height.
2. *Side and Rear Yards:* Fences and walls shall not exceed six (6) feet in height.

5.30 FW-05: Institutional and Commercial Fence and Wall Standards (Amendment #5 - Ordinance 2024-19, 09/17/2024)

This Fence and Wall Standards section applies to the following zoning districts:



The following standards apply:

A. Types:

1. *Permitted Materials:* Wood, composite wood, stone, masonry, wrought iron, decorative metal, PVC, vinyl-coated chain link, zinc-coated chain link, powder-coated chain link, galvanized chain link, and landscape component shall be permitted materials for fences and walls.
2. *Prohibited Materials:* Fences and walls shall not incorporate chicken wire, mesh wire, agricultural wire, metal or plastic slats within chain links, concrete jersey barriers, barbed wire, above ground electrified wires, razor wire, glass, sharpened top spikes, or similarly hazardous materials.

B. Location:

1. *Front Yards:* Fences and walls shall not be permitted in front yards and in front of the primary structure.
2. *Side and Rear Yards:* Fences and walls shall be permitted in side and rear yards.

C. Height:

Fences and walls shall not exceed six (6) feet in height.

5.37 HB-02: Type 2 Home Business Standards (Amendment #5 - Ordinance 2024-19, 09/17/2024)

This Home Business Standards section applies to the following zoning districts:



The following standards apply:

- A. **Permits:** An Improvement Location Permit for a type 2 home business shall be required.
- B. **Permissible Home Businesses:**
 1. *Permitted:* The home business shall be limited to domestic crafts, art and music teaching, tutoring, hair cutting or styling, professional service office, clergy office, child-care home, or similar businesses as determined by the Zoning Administrator.
 2. *Prohibited:* The home business shall not include walk-in retail sales.
 3. *Discretion:* Businesses not specifically listed above shall be interpreted by the Zoning Administrator as to whether the business shall be permitted as a type 2 home business.
- C. **Personnel:**
 1. *Residency:* The primary operator shall reside in the dwelling unit where the home business is located.
 2. *Employees:* One (1) employee who does not reside in the dwelling unit where the home business is located may be employed at the home business.
- D. **Operations:**
 1. *Nuisance:* The home business shall not generate offensive noise, vibration, smoke, odors, dust, heat, glare, or electrical disturbances.
 2. *Traffic:* The home business shall not generate vehicular traffic in greater volumes than would normally be expected in the neighborhood in which it is located.
 3. *Customers:* The home business shall not generate visitors in the form of patrons or customers in greater volumes than would normally be expected in the neighborhood.
 4. *Hours:* The hours of operation of the home business shall be no earlier than 6:00 AM and no later than 9:00 PM for the employee that does not reside in the dwelling unit where the home business is located, and the hours of operation of the home business shall not interfere with the use and enjoyment of adjacent residential properties.
- E. **Design:**
 1. *Primary Structure:*
 - a. The home business shall be conducted entirely within the primary structure.
 - b. The home business shall not exceed twenty-five percent (25%) of the square footage of the primary structure or 500 square feet, whichever is less.
 - c. There shall be no visible evidence of the home business, including but not limited to alterations to the exterior of the dwelling unit which change the character of the dwelling unit, exterior displays, or the outdoor storage of materials or equipment used in the home business.
 2. *Accessory Structure:* No accessory structure shall be utilized for any part of the home business.
 3. *Parking and Loading:*
 - a. Off-street parking and loading facilities beyond what is common for a residential structure shall not be permitted.
 - b. The home business shall not receive more than five (5) deliveries per week. Deliveries shall be made primarily between 8:00 AM and 5:00 PM by a vehicle not larger than a box-style truck.
 4. *Mechanical Equipment:* The home business shall not require the installation of mechanical equipment other than that which is common in a residential structure.
 5. *Utility Service:* The home business shall not require the installation of a sewer, water, or electrical utility service that is beyond what is common in a residential structure. Exceeding typical phone, cable, or internet services for residential property shall be permitted.
 6. *Signs:* One (1) wall sign, not to exceed four (4) square feet, shall be permitted. The sign shall be permanently attached to the primary structures. Signs in the yard shall not be permitted.

5.41 LA-01: General Landscaping Standards

This Landscaping Standards section applies to the following zoning districts:

PR AG AC ER R1 R2 R3 TR MA M1 M2 M3 MH IS DC C1 C2 I1 I2 HI

The intent of Landscaping Standards is to maintain community character, enhance the visual quality of developments, screen land uses, and better integrate the built and natural environment. The following standards apply:

A. Cross Reference:

1. *Vision Clearance Standards:* All landscape materials shall be located to avoid interference with visibility per the *Vision Clearance Standards (VC)*.

B. Project Applicability: Landscape materials consistent with the requirements of this Unified Development Ordinance shall be required when one (1) of the following conditions is met:

1. *New Primary Structure:* An Improvement Location Permit for a new primary structure is obtained.
2. *Addition to Primary Structure:* An Improvement Location Permit for an addition to the primary structure that adds fifty percent (50%) or more square footage is obtained.

C. Placement:

1. *Easements:* Landscape materials shall not be planted in rights-of-way or easements without permission from the City and/or the easement holder unless otherwise required by this Unified Development Ordinance. A tree canopy, however, may project over a right-of-way or any type of easement.
2. *Infrastructure Interference:*
 - a. Landscape materials shall be located to avoid interference with overhead and underground utilities.
 - b. Landscape materials shall maintain five (5) feet of horizontal clearance from sewer and water lines.
 - c. Landscape materials shall not project into sidewalks, pedestrian paths, and the like below a height of seven (7) feet.
 - d. Landscape materials shall not project over street curbs or pavement below a height of eight (8) feet.

D. Prohibited Species: Any plant species listed on the invasive species list for Indiana, Michigan, and Ohio shall be prohibited.

1. *Indiana:* The Indiana Invasive Species Council maintains the official Invasive Plant List.
2. *Michigan:* Michigan's Invasive Species Program maintains the official Invasive Species Plant List.
3. *Ohio:* The Ohio Invasive Plant Council maintains the official Invasive Plants Banned in Ohio List.

E. Landscape Material: When an improvement location permit has been issued for a property, any disturbed area remaining upon the site after construction is completed shall have final grading completed and grass established (sod, hydroseeding, or seeding) as a permanent land coverage prior to issuance of a Certificate of Occupancy.

F. Plant Materials

1. Minimum Planting Sizes

a. Trees

1. Deciduous shade trees shall be two and one-half (2½) to three (3) inch caliper as measured six inches above ground.
2. Evergreen trees shall be six (6) to eight (8) feet in height.
3. Ornamental trees shall be one (1) to one and one-half (1½) inch caliper as measured six (6) inches above ground.

b. Shrubs and Hedges

1. Deciduous and evergreen shrubs shall have a minimum container size of three (3) to five (5) gallons depending upon species and spacing.
2. Hedges, where required, shall be planted and maintained to form a continuous, visual screen within a maximum of one year after time of planting.

G. Screening: All uses must provide and maintain screening as required by this Section. In cases where a use would be required to provide both landscaping and screening at the same location, the two requirements may overlap; however, the most restrictive requirement applies.

1. **Screening Table:** The following table establishes which type of screen is required. To determine the type required, first identify the zoning of the subject lot (the new or expanded use). Then identify the zoning of each adjacent lot. Types of screens are labeled A, B and C and are described below:

Zoning of Subject Lot	Zoning of Adjacent Lot																				
	PR	AG	AC	ER	R1	R2	R3	TR	M1A	M1	M2	M3	MH	IS	DC	C1	C2	I1	I2	HI	PD
PR	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
AG	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
AC	n/a	n/a	n/a	n/a	A	A	A	A	A	A	B	B	B	B	n/a	n/a	n/a	n/a	n/a	n/a	n/a
ER	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
R1	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
R2	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
R3	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TR	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
M1A	n/a	n/a	n/a	n/a	B	B	B	B	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
M1	n/a	n/a	n/a	n/a	A	A	A	A	B	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
M2	n/a	n/a	n/a	A	A	A	A	A	B	B	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
M3	n/a	n/a	n/a	A	A	A	A	A	A	A	C	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
MH	n/a	n/a	n/a	A	A	A	A	A	A	A	B	C	n/a	B	B	n/a	n/a	n/a	n/a	n/a	n/a
IS	n/a	n/a	n/a	A	A	A	A	A	A	A	B	B	B	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
DC	n/a	n/a	n/a	A	A	A	A	A	A	A	B	B	B	C	n/a	n/a	n/a	n/a	n/a	n/a	n/a
C1	n/a	n/a	n/a	A	A	A	A	A	A	A	A	A	A	B	n/a	n/a	n/a	n/a	n/a	n/a	n/a
C2	n/a	n/a	n/a	A	A	A	A	A	A	A	A	A	A	B	n/a	n/a	n/a	n/a	n/a	n/a	C
I1	n/a	n/a	B	A	A	A	A	A	A	A	A	A	A	A	B	B	B	n/a	n/a	n/a	C
I2	n/a	n/a	B	A	A	A	A	A	A	A	A	A	A	A	A	A	A	n/a	n/a	n/a	C
HI	n/a	n/a	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	n/a	n/a	A
PD	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+

Note: + as determined on approved Detailed Development Plan

2. Types of Screens:

a. Opaque Screen, Type A:

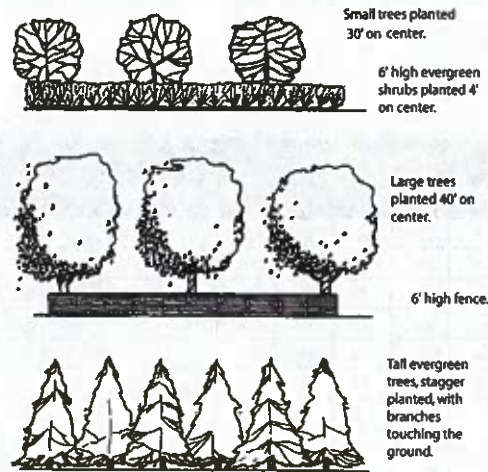
An opaque screen is intended to exclude all visual contact between uses and to create a strong impression of visual separation.

1. Height: Type A screens must be opaque from the ground to a height of at least six (6) feet, with intermittent visual obstruction to a height of at least twelve (12) feet.

2. Materials and Installation

- a. The opaque screen may be composed of wall, vinyl fence, landscaped earth berm, planted vegetation or existing vegetation. When a wall or fence is used, it must be articulated every fifty (50) feet.
- b. Compliance of planted vegetative screens or natural vegetation will be judged on the basis of the average mature height and density of foliage of the subject species or field observation of existing vegetation.
- c. The opaque portion of the screen must be opaque in all seasons of the year. At maturity, the portion of intermittent visual obstruction may not contain any completely unobstructed openings more than ten (10) feet wide. The portion of intermittent visual obstructions may contain deciduous plants.
- d. Planting areas for the placement of these screens must be a minimum of five (5) feet wide.

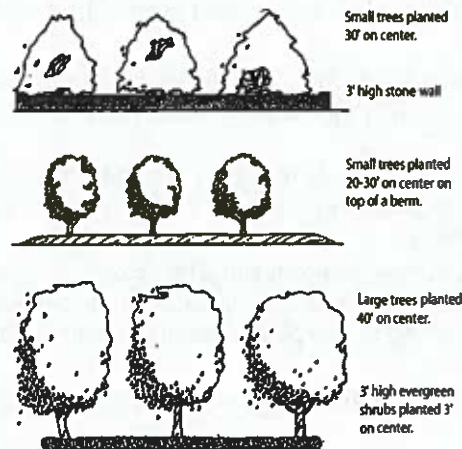
3. Examples: Suggested planting patterns that will achieve this standard are included in the following diagram:



b. Semi-Opaque Screen, Type B

The semi-opaque screen is intended to partially block visual contact between uses and create a strong impression of the separation of spaces.

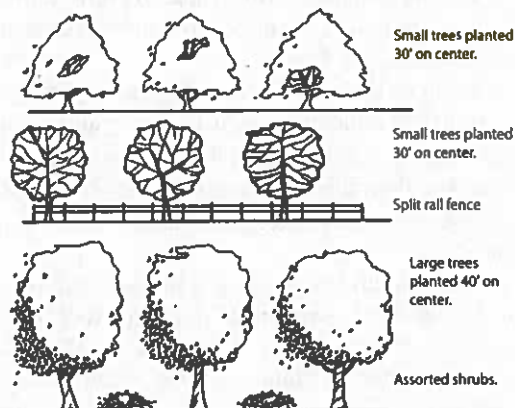
1. Height: Type B screens must be opaque from the ground to a height of three (3) feet, with intermittent visual obstruction to a height of at least twelve (12) feet.
2. Materials and Installation
 - a. The semi-opaque screen may be composed of a wall, vinyl fence, landscaped earth berm, planted vegetation or existing vegetation.
 - b. Compliance of planted vegetative screens or natural vegetation will be judged on the basis of the average mature height and density of foliage of the subject species or field observation of existing vegetation.
 - c. At maturity, the portion of intermittent visual obstruction may not contain any completely unobstructed openings more than ten (10) feet wide. The zone of intermittent visual obstruction may contain deciduous plants.
 - d. Planting areas for the placement of the screens must be a minimum of five (5) feet wide.
3. Example: Suggested plantings that achieve this standard are included in the following diagram:



c. *Broken Screen, Type C*

The broken screen is intended to create the impression of a separation of spaces without necessarily eliminating visual contact between the spaces.

1. Height: Type C screens must be composed of intermittent visual obstructions from the ground to a height of at least twelve (12) feet.
2. Materials and Installation
 - a. The semi-opaque screen may be composed of a wall, vinyl fence, landscaped earth berm, planted vegetation or existing vegetation.
 - b. Compliance of planted vegetative screens or natural vegetation will be judged on the basis of the average mature height and density of foliage of the subject species or field observation of existing vegetation.
 - c. At maturity, the portion of intermittent visual obstruction may not contain any completely unobstructed openings more than ten (10) feet wide. The zone of intermittent visual obstruction may contain deciduous plants.
 - d. Planting areas for the placement of the screens must be a minimum of five (5) feet wide.
3. Example: Suggested plantings that achieve this standard are included in the following diagram:



3. *Location of Screens*

Screening required by this Section must be located along the common lot line(s) of adjacent uses. Where uses are separated by an intervening right-of-way, screening is not required. In its review of a development plan or subdivision plat, the Plan Commission may require the location or dimensions to be modified to better achieve the desired level of screening on a particular site.

5.43 LT-01: General Lighting Standards (Amendment #5 - Ordinance 2024-19, 09/17/2024)

This Lighting Standards section applies to the following zoning districts:



The intent of the Lighting Standards is to protect the health, safety, and welfare of the residents within the zoning jurisdiction of the City by permitting site and facade lighting that has minimal impact on adjacent property. The following standards apply:

A. Cross Reference:

1. *Parking Lot Lighting*: See *Parking Standards (PK)* for parking lot lighting requirements.
2. *Illumination of Signs*: See *Sign Standards (SI)* for standards regarding the illumination of signs.

B. Permits: A Building Permit shall be required for the installation of lighting, and lighting shall be in compliance with the Indiana Electrical Code.

C. Measurement Rules: Measurements of light readings shall be taken at any point along the property line of the subject property with a light meter facing the center of the property from a height between four (4) and eight (8) feet above the ground.

D. Types: All lighting fixtures and poles within a single development shall be consistent in style, color, size, height, and design.

1. Permitted:

- a. *Site Lighting*: Pole, wall, or ground mounted fixtures shall be full-cutoff fixtures.
- b. *Facade Highlighting*: Modest intensity up-lighting of structure facades and landscaping from ground-mounted fixtures shall be permitted.

2. Exemptions: Sport complexes may light fields and courts. All such lighting shall not exceed 100 feet in height, and shall be shut-off by 10:00 PM Sunday through Thursday and 11:00 PM Friday through Saturday.

E. Glare: Light fixtures shall be fully shielded to prevent direct lighting on streets, alleys, and adjacent properties. Any structural part of the light fixture providing this shielding shall be permanently affixed.

F. Light Trespass: The maximum allowable light at a property line shall be two (2) lux or two-tenths (.2) footcandles, with the following exceptions:

1. *Commercial Zoning Districts*: When the subject property is located within a commercial zoning district and the adjacent property is also located within a commercial zoning district or an industrial zoning district, then the allowable light at the property line shall be thirty (30) lux or three (3) footcandles, but only along the sides of the property that are adjacent to the specified zoning districts. However, no light shall cross an adjacent commercial or industrial property and reach a property line with a non-commercial or non-industrial district with greater than five (5) lux.
2. *Industrial Zoning Districts*: When the subject property is located within an industrial zoning district and the adjacent property is also located within an industrial zoning district, then the allowable light at the property line shall be thirty (30) lux or three (3) footcandles, but only along the sides of the property that are adjacent to the specified zoning district.
3. *Adjacent Right-of-Way*: When the subject property is located adjacent to a right-of-way, then the allowable light at the property line along the right-of-way shall be thirty (30) lux or three (3) footcandles, but only along the right-of-way line.

G. Location: Light poles shall be located within perimeter landscaped areas, interior landscaped areas or landscaped islands.

H. Canopy Lighting: Any facility utilizing a canopy with undermount lighting shall have the fixture recessed so that the lens cover is flush with the bottom surface of the canopy.

5.44 LD-01: General Loading Standards (Amendment #5 - Ordinance 2024-19, 09/17/2024)

This Loading Standards section applies to the following zoning districts:

IS C1 C2 I1 I2 HI MX

The intent of Loading Standards is to protect the health, safety, and welfare of the residents of the zoning jurisdiction of the City by requiring loading docks to meet certain standards. The following standards apply:

- A. Project Applicability: The following loading standards only apply when a project involves a loading dock.
- B. Design:
 1. Location:
 - a. ~~Loading docks shall be located so that they do not face a public street. If such a location is not possible, a loading dock visible from a public street shall be screened by solid structure walls and/or landscape buffers.~~
 - b. Loading docks shall have adequate area for trucks to maneuver in and out of the facility. Trucks shall not block rights-of-way, streets, alleys, aisles, or other internal circulation when maneuvering into or docked at loading docks.
 2. Surface Materials: Loading docks shall be paved with asphalt or concrete.
 3. Drainage: Loading docks shall be constructed to allow proper drainage away from the structure.

B. Location:

1. *Same Lot:* The required parking spaces shall be located on the same lot as the dwelling unit.
2. *Garages:* The required parking spaces may include spaces within garages and/or carports.

5.53 PK-03: Traditional Residential Parking Standards (Amendment #5 - Ordinance 2024-19, 09/17/2024)

This Parking Standards section applies to the following zoning districts:



The following standards apply:

A. Quantity: A minimum of two (2) off-street parking spaces shall be required per dwelling unit.

B. Location:

1. *Same Lot:* The required parking spaces shall be located on the same lot as the dwelling unit.
2. *Garages:* The required parking spaces may include spaces within garages and/or carports.

5.54 PK-04: Multiple-family Residential Parking Standards (Amendment #4 - Ordinance 2024-01, 05/21/2024)

This Parking Standards section applies to the following zoning districts:



The following standards apply:

A. Quantity:

1. *Tenants:* A minimum of two (2) parking spaces shall be required per dwelling unit.
2. *Visitors:* One (1) parking space per every two (2) dwelling units shall be required for visitors.

B. Location:

1. *Tenants:* Tenant parking spaces shall be located on the same site as the dwelling unit. Tenant parking spaces may include spaces within garages and/or carports.
2. *Visitors:* Visitor parking spaces shall be located in a common parking area or as on-street parking along internal private streets, but shall be proportionately assigned to an area within 200 feet of each multiple-family structure.

5.54 A PK-04: Apartment Community Residential Parking Standards (Amendment #4 - Ordinance 2024-01, 05/21/2024)

This Parking Standards section applies to the following zoning districts:



The following standards apply:

A. Quantity:

1. *Tenants:* A minimum of one and one-half (1.5) parking spaces shall be required per dwelling unit.
2. *Visitors:* One (1) parking space per every four (4) dwelling units shall be required for visitors.

B. Location:

1. *Tenants:* Tenant parking spaces shall be located on the same site as the dwelling unit. Tenant parking spaces may include spaces within garages and/or carports.
2. *Visitors:* Visitor parking spaces shall be located in a common parking area or as on-street parking along internal private streets but shall be proportionately assigned to an area within two-hundred (200) feet of each multiple-family structure.

5.55 PK-05: Manufactured Home Residential Parking Standards

This Parking Standards section applies to the following zoning districts:



The following standards apply:

A. Quantity:

1. *Dwelling Site:* A minimum of two (2) parking spaces shall be required per dwelling site.
2. *Visitors:* One (1) parking space per every three (3) dwelling sites shall be required for visitors.

B. Location:

1. *Dwelling Site:* The required dwelling site parking spaces shall be located on the dwelling site. The required dwelling site parking spaces may include spaces within garages and/or carports.
2. *Visitors:* Visitor parking spaces shall be located in a common parking area or as on-street parking along internal private streets but shall be proportionately dispersed throughout the development.

5.56 PK-06: Downtown Commercial Parking Standards

This Parking Standards section applies to the following zoning districts:



The following standards apply:

- A. Quantity: Off-street parking shall not be required for dwelling units.
- B. Location: New off-street parking spaces shall be discouraged between the building facade with the primary entrance and right-of-way in downtown.
- C. Design: Bike racks are encouraged

5.57 PK-07: Nonresidential Parking Standards (Amendment #5 - Ordinance 2024-19, 09/17/2024)

This Parking Standards section applies to the following zoning districts:



The following standards apply:

A. Quantity:

1. *Minimum Number:*
 - a. Off-street parking shall be required for all uses as shown in *Table PK-A: Minimum Number Of Parking Spaces Per Use*. The land use is listed in the left column. The minimum number of parking spaces for employees or tenants is in the middle column, and the minimum number of parking spaces for visitors, clients, and customers is in the right column. The minimum number of parking spaces shall be the sum of all three (3) columns. The numbers do not guarantee the quantity needed per use, only minimums are expressed.
 - b. A development that combines two (2) or more uses or group of adjacent developments may provide a shared parking area if the shared lot provides a minimum of seventy-five percent (75%) of the required spaces for each use and the Zoning Administrator approves the shared parking area.
 - c. If a use is not clearly noted in *Table PK-A*, the Zoning Administrator shall determine a use with similar employment and customer characteristics, therefore determining the minimum number of parking spaces required.
2. *Bicycle Parking:* Developments are encouraged to provide bicycle parking areas when appropriate. If provided, bicycle parking areas shall be within sixty (60) feet of the main entryway into the primary structure or be located inside the primary structure. Additionally, a secured bike rack shall be installed to provide the opportunity for secure parking of bicycles.
3. *Stacking Lanes:* The following uses shall provide minimum stacking lane space as indicated below to accommodate drop-off and pick-up.
 - a. ATM: 3 per ATM lane.
 - b. Banks: 3 per drive-up window lane.
 - c. Car wash, automatic: 5.
 - d. Day Care Center, Adult: 3.
 - e. Day Care Center, Child: 6.
 - f. Fast food restaurant: 5.
 - g. Pick-up windows: 5.
 - h. School: 10.

B. Location:

1. *Dwelling Site*: The required dwelling site parking spaces shall be located on the dwelling site. The required dwelling site parking spaces may include spaces within garages and/or carports.
2. *Visitors*: Visitor parking spaces shall be located in a common parking area or as on-street parking along internal private streets, but shall be proportionately dispersed throughout the development.

5.56 PK-06: Downtown Commercial Parking Standards

This Parking Standards section applies to the following zoning districts:



The following standards apply:

- A. Quantity: Off-street parking shall not be required for dwelling units.
- B. Location: New off-street parking spaces shall be discouraged between the building facade with the primary entrance and right-of-way in downtown.
- C. Design: Bike racks are encouraged

5.57 PK-07: Nonresidential Parking Standards (Amendment #5 - Ordinance 2024-19, 09/17/2024)

This Parking Standards section applies to the following zoning districts:



The following standards apply:

A. Quantity:

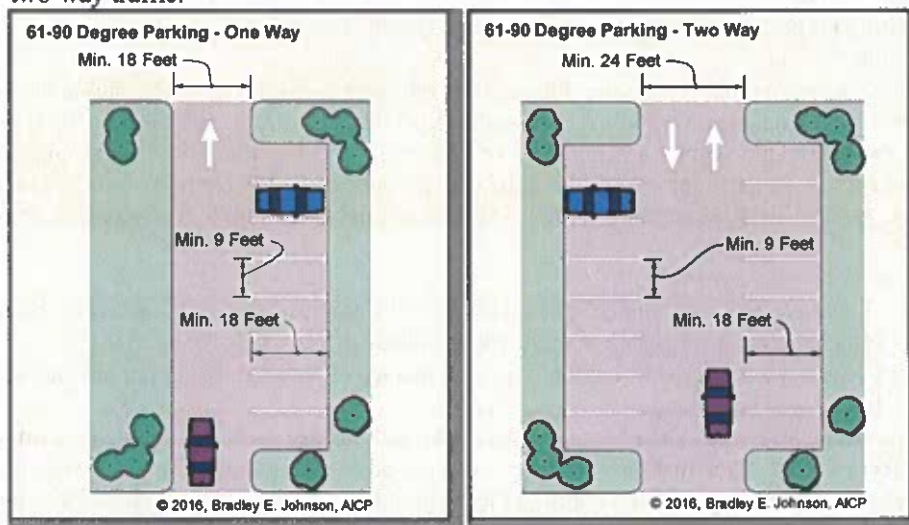
1. *Minimum Number*:
 - a. Off-street parking shall be required for all uses as shown in *Table PK-A: Minimum Number Of Parking Spaces Per Use*. The land use is listed in the left column. The minimum number of parking spaces for employees or tenants is the in middle column, and the minimum number of parking spaces for visitors, clients, and customers is in the right column. The minimum number of parking spaces shall be the sum of all three (3) columns. The numbers do not guarantee the quantity needed per use, only minimums are expressed.
 - b. A development that combines two (2) or more uses or group of adjacent developments may provide a shared parking area if the shared lot provides a minimum of seventy-five percent (75%) of the required spaces for each use and the Zoning Administrator approves the shared parking area.
 - c. If a use is not clearly noted in *Table PK-A*, the Zoning Administrator shall determine a use with similar employment and customer characteristics, therefore determining the minimum number of parking spaces required.
2. *Bicycle Parking*: Developments are encouraged to provide bicycle parking areas when appropriate. If provided, bicycle parking areas shall be within sixty (60) feet of the main entryway into the primary structure or be located inside the primary structure. Additionally, a secured bike rack shall be installed to provide the opportunity for secure parking of bicycles.
3. *Stacking Lanes*: The following uses shall provide minimum stacking lane space as indicated below to accommodate drop-off and pick-up.
 - a. ATM: 3 per ATM lane.
 - b. Banks: 3 per drive-up window lane.
 - c. Car wash, automatic: 5.
 - d. Day Care Center, Adult: 3.
 - e. Day Care Center, Child: 6.
 - f. Fast food restaurant: 5.
 - g. Pick-up windows: 5.
 - h. School: 10.

Parking Standards (PK)

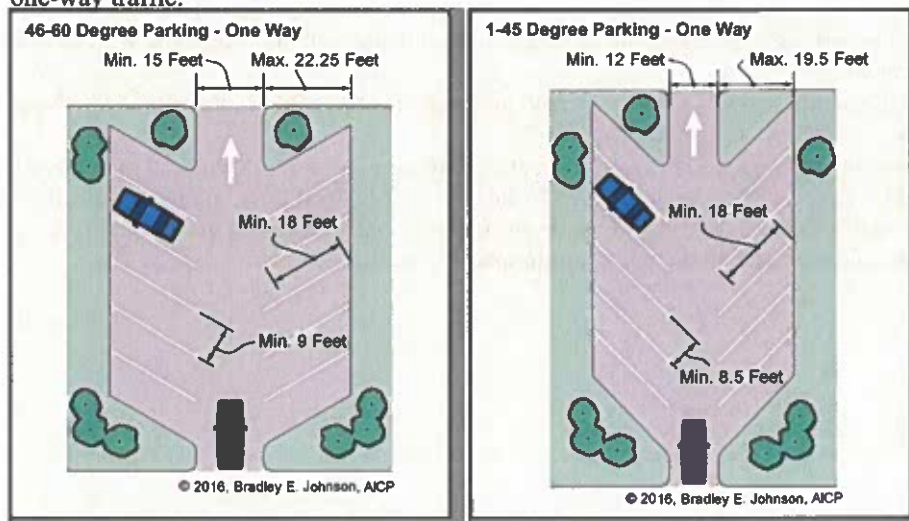
B. **Design:** Parking lots and parking areas shall meet the following criteria:

1. **Aisle Widths:** Minimum parking aisle widths shall be as follows:

- a. Sixty-one degree (61°) to ninety degree (90°) angle spaces shall have a minimum eighteen (18) feet wide parking aisle for one-way traffic or minimum twenty-four (24) feet wide parking aisle for one- or two-way traffic.




- b. Forty-six degree (46°) to sixty degree (60°) angle spaces shall have a minimum of fifteen (15) feet wide parking aisle for one-way traffic.
- c. Up to forty-five degree (45°) angle spaces shall have a minimum twelve (12) feet wide parking aisle for one-way traffic.



2. **Aisle Exits:** All parking aisles shall have an outlet or turn around. Dead-end parking aisles shall not be permitted.
3. **Driving Lanes:** Driving lanes in parking lots that provide access to parking aisles shall be defined by striping, curbs, pavement markings, arrows, or parking spaces.
4. **Maneuvering:** Parking areas shall be designed to prevent vehicles from maneuvering in the right-of-way. Off-street parking spaces must be arranged so no vehicle will enter or exit a parking space directly from or onto a public street.
5. **Drainage:** Parking areas shall be constructed to prevent ninety-five percent (95%) of a parking lots area from ponding.

6. *Lighting:*
 - a. Parking lots shall be illuminated. Parking lot light fixtures and poles shall be consistent in color, size, height, and design.
 - b. Parking lot lights shall not exceed twenty-five (25) feet in height, measured from the bottom of the fixture to the ground.
 - c. Parking lot lights shall meet all standards in *Lighting Standards (LT)*.
7. *Connectivity:*
 - a. Connectivity to adjacent parking lots shall be required in at least one (1) location is encouraged. This may be accomplished through an aisle connector, frontage street, access street, or stub to an adjacent lot zoned for commercial, institutional, or industrial use. The Plan Commission may require connectivity in those locations where the general public would benefit by cross-connection of parking lots, potentially reducing the need for a vehicle to travel on a public roadway to access an adjacent site.
 - b. *Cross-access Easements:*
 - i. Where parking lots connect or are laid out to be connected, a cross-access easement shall be established in accordance with the requirements of *Easement Standards (EA)*.
 - ii. Cross-access easements shall not be less than ten (10) feet in width per lane nor exceed twelve (12) feet in width per lane.
8. *Cart Corrals:* Cart corrals shall be required for all retail businesses with more than twenty-thousand (20,000) square feet of retail space that provide shopping carts or the like to customers. Cart corrals shall be made of permanent materials and be anchored to the parking lot surface to prevent them from moving in wind. Cart corrals shall not exceed ten (10) feet in width and thirty-six (36) feet in length. Cart corrals shall be maintained in good condition, shall be aligned with parking spaces, shall not block sidewalks, and shall not have commercial signs affixed to them.
- C. *Accessible Parking:* The accessible parking standards of this section apply to all new parking lots for nonresidential uses:
 1. Accessible parking spaces shall be provided in accordance with the American with Disabilities Act of 1990, as Amended.
 2. Accessible parking spaces must be located on the shortest possible route of travel between the parking area and an accessible building entrance.
 3. All accessible parking spaces must be identified by signs complying with the Manual of Uniform Traffic Control Devices and the Department of Justice Code of Federal Regulations 28 CFR Part 36, ADA Standards for Accessible Design. The sign must be vertically mounted on a post or wall no more than five (5) feet from the space and centered on the width of the space.

Zoning District	Sign Type		Max Number Permitted	Maximum Size (sq ft)	Maximum Height	Illumination Permitted	Setback (ft)	Additional Requirements
	Freestanding		1 per street frontage	32 square feet	6	direct or indirect	5	See also Section 5.70 Electronic message sign not allowed.
	Wall		4 per establishment	10% of facade area	n/a		n/a	
	Temporary Event	Noncommercial Message	1 per street frontage for each event, issue or belief	32	6; 12 for feathered flag signs see 5.70K for maximum inflatable sign height	not permitted	5	
		Commercial Message	1 per street frontage					

5.70 SI-03: Additional Standards for Specific Sign Types (Amendment #5 - Ordinance 2024-19, 09/17/2024)

This Sign Standards section applies to the following zoning districts:

PR AG AC ER R1 R2 R3 TR M1A M1 M2 M3 MH IS DC C1 C2 I1 I2 HI MX PD

If a sign type is permitted for a property, then the following standards apply:

A. Wall Sign

- Location:* Wall signs are permitted on any side of the building.
- Roofline:* Wall signs shall not extend above the roof line of the building may be attached to a parapet wall. Wall signs shall not extend more than thirty-six inches (36") above the roof line of a structure.
- Maximum projection:* The wall sign maximum projection from the building façade shall be twelve (12") inches.
- Special Services:* Signs advertising special services (i.e. pharmacy sign on a store) count against the allowable total number of signs and sign area if not integrated with another wall sign.

B. Under Canopy Sign

- Location:* Shall be oriented perpendicular to the sidewalk and be visible for pedestrians on the sidewalk.
- Clearance above sidewalk:* Shall be a minimum of ten (10') feet of clearance above the sidewalk.

C. Projecting Sign

- Minimum:* Shall be a minimum of ten (10') feet of clearance above the sidewalk.
- Regulated as wall sign:* Will be regulated as a wall sign and counts toward the total number of wall signs allowed.
- Support apparatuses:* Sign and all supporting apparatuses of projecting signs shall not project more than six (6') feet from the building facade.
- Location from curb or driving surface:* Shall be at least two (2') feet from a curb or driving surface.
- Limit on proximity:* No two (2) projecting signs shall be within twenty (20') feet of one another.
- Electronic message:* Shall not contain any electronic message.

D. Awning Sign

- Regulated as wall sign:* Will be regulated as a wall sign and counts toward the total number of wall signs allowed.
- Location:* Shall be affixed to an awning, placed over a window or doorway.
- Location from curb or driving surface:* Shall be at least two (2') feet, measured horizontally, from a curb or driving surface.

E. Freestanding Sign

1. *Sign area:* Sign area is computed based on the square footage of the copy area on one side of the sign. Different messages are allowed on each side of the sign.
2. *Two signs on same lot:* If two signs exist on the same lot, they shall be seventy (70') feet or more from one-another and located on different street frontages.
3. *Utility or drainage easement:* Shall not be located in any utility or drainage easement without approval of a Utility Service Agreement from the Board of Public Works and Safety.

F. Electronic Message Sign

1. *Light requirements:* Shall be limited to 5,000 nits during daylight hours and 500 nits from sunset to sunrise and include an ambient light sensor.
2. *Location:* If a sign incorporates an electronic message component, the sign shall be at least one-hundred (100') feet from any residential zoning district.
3. *Temporary event sign:* Not allowed as part of a temporary event sign.
4. *Minimum display duration:* Any portion of the message or image must have a minimum duration on screen of eight (8) seconds. Exception to this requirement is made for a sign that displays time and temperature.
5. *Message change:* The change from one message to the next shall not take more than one (1) second and shall not involve flashing or movement of text or images.
6. *Light intensity or brilliance:* Shall not display light of such intensity or brilliance to cause glare or otherwise impair the vision of the driver or result in a nuisance to the driver.
7. *Malfunction:* In case of malfunction, the sign display shall be defaulted to a blank screen.

G. Drive Thru Menu Sign

1. *Allowable space:* Only allowed in conjunction with a business that has a permitted, operable, and in-use drive-up window.
2. *Single-sided:* Shall be single-sided.
3. *Location:* Shall be adjacent to the queue lane for the drive-up window.
4. *Maximum:* Restaurants providing curbside service may have no more than one (1) menu board per bay, not to exceed six (6) square feet per sign face for each menu board.

H. Directional Device Sign

1. *Use:* May only be used to indicate vehicular points of entry or exit.
2. *Size:* Shall not exceed three (3) square feet in size.
3. *Corporate or business logo:* Up to forty percent (40%) of the sign may be a corporate or business logo.
4. *Height:* Shall not exceed thirty-six inches (36") in height.
5. *Allowable space:* No more than two (2) signs shall be utilized per street frontage.
6. *Right-of-way:* Shall not be in the right-of-way.
7. *Safe Circulation:* Shall not interfere with safe vehicular or pedestrian traffic circulation.

I. Subdivision Entrance Sign

1. *Location:* Allowed at each entrance to the subdivision - one sign on each side of the street.
2. *Additional location requirement:* Shall be within a sign easement, common area, or private property.
3. *Maintenance:* The developer or property owner's association is responsible for maintenance and upkeep of the subdivision entrance signs.
4. *Regulated as free-standing signs:* Regulated as free-standing signs, though may be secured to a landscape feature (i.e. wall or decorative fence).

J. Portable Sign

1. *Location:* Allowed to be placed upon private property.
2. *Location upon sidewalk:* Allowed to be placed upon a sidewalk provided a minimum of four (4') feet of space on the sidewalk is provided for accessible access around the sign.
3. *Location with parking or ADA access aisle:* Shall not be placed within a marked parking space or ADA access aisle.
4. *Within the DC (Downtown Commercial) zoning district:* In the DC (Downtown Commercial) zoning district, can be utilized daily provided the sign shall be removed when the establishment placing the sign is closed.

5.77 SR-01: General Storage Tank Standards (Amendment #5 - Ordinance 2024-19, 09/17/2024)

This Storage Tank Standards section applies to the following zoning districts:

PR AG AC ER R1 R2 R3 TR M1 M2 M3 MH IS DC C1 C2 I1 I2 HI MX

The intent of the Storage Tank Standards section is to protect the health, safety, and welfare of the residents of the zoning jurisdiction of the City by requiring outdoor storage tanks to meet certain criteria. The following standards apply:

A. Cross Reference: See *Chapter 154: Fire Prevention Code of the Auburn Code of Ordinances*.

See Chapter 162: Stormwater Provisions of the Auburn Code of Ordinances

5.78 SR-02: Residential Storage Tank Standards (Amendment #5 - Ordinance 2024-19, 09/17/2024)

This Storage Tank Standards section applies to the following zoning districts:

R1 R2 R3 TR M1A M1 M2 M3 MH DC C1 MX

A. Prohibited: Outdoor storage tanks or drums shall not be permitted.

5.79 SR-03: Parks and Recreation and Estate Residential Storage Tank Standards

This Storage Tank Standards section applies to the following zoning districts:

PR ER

The following standards apply:

- A. Project Applicability: Any new outdoor storage tanks or drums installed after the effective date of this Unified Development Ordinance shall be permitted if all of the following standards are met.
- B. Cross Reference: Outdoor storage tanks and drums shall meet all applicable State and Federal regulations.
- C. Permits: An Improvement Location Permit shall be required prior to the installation of new outdoor storage tanks or drums.
- D. Prerequisite Criteria: No liquid or gas fuel shall be stored in bulk above ground, except tanks or drums connected directly to energy generating devices or heating appliances located and operated on the same lot as the tanks or drums.
- E. Setbacks
 - 1. *Front Yard*: Outdoor storage tanks and drums shall not be permitted in front yards.
 - 2. *Side and Rear Yard*: Outdoor storage tanks and drums shall be setback at least thirty (30) feet from side and rear property lines.
 - 3. *Structures*: Outdoor storage tanks and drums shall be setback at least thirty (30) feet from primary structures and fifteen (15) feet from accessory structures.
- F. Quantity: No lot shall have more than two (2) outdoor storage tanks or drums.

5.80 SR-04: Non-residential Storage Tank Standards (Amendment #5 - Ordinance 2024-19, 09/17/2024)

This Storage Tanks Standards section applies to the following zoning districts:

AG AC IS C2 I1 I2 HI MX

The following standards apply

- A. Project Applicability: Any new outdoor storage tanks or drums installed after the effective date of this Unified Development Ordinance shall be permitted if all of the following standards are met.
- B. Cross Reference: Outdoor storage tanks and drums shall meet all applicable State and Federal regulations.
- C. Permits: An Improvement Location Permit shall be required prior to the installation of new outdoor storage tanks or drums.
- D. Setbacks
 - 1. *Front Yard*: Outdoor storage tanks and drums shall not be permitted in front yards.
 - 2. *Side and Rear Yard*: Outdoor storage tanks and drums shall be setback at least thirty (30) feet from side and rear property lines.
 - 3. *Structures*: Outdoor storage tanks and drums shall be setback at least thirty (30) feet from primary structures and fifteen (15) feet from accessory structures.
- E. Quantity: No lot shall have more than one (1) outdoor storage tanks or drum per two (2) acres.

5.77 SR-01: General Storage Tank Standards (Amendment #5 - Ordinance 2024-19, 09/17/2024)

This Storage Tank Standards section applies to the following zoning districts:

PR AG AC ER R1 R2 R3 TR M1A M1 M2 M3 MH IS DC C1 C2 I1 I2 HI MX

The intent of the Storage Tank Standards section is to protect the health, safety, and welfare of the residents of the zoning jurisdiction of the City by requiring outdoor storage tanks to meet certain criteria. The following standards apply:

A. Cross Reference: See *Chapter 154: Fire Prevention Code of the Auburn Code of Ordinances*.

5.78 SR-02: Residential Storage Tank Standards (Amendment #5 - Ordinance 2024-19, 09/17/2024)

This Storage Tank Standards section applies to the following zoning districts:

R1 R2 R3 TR M1A M1 M2 M3 MH DC C1 MX

A. Prohibited: Outdoor storage tanks or drums **in excess of one hundred (100) pounds** shall not be permitted.

5.79 SR-03: Parks and Recreation and Estate Residential Storage Tank Standards

This Storage Tank Standards section applies to the following zoning districts:

PR ER

The following standards apply:

- A. Project Applicability: Any new outdoor storage tanks or drums installed after the effective date of this Unified Development Ordinance shall be permitted if all of the following standards are met.
- B. Cross Reference: Outdoor storage tanks and drums shall meet all applicable State and Federal regulations.
- C. Permits: An Improvement Location Permit shall be required prior to the installation of new outdoor storage tanks or drums.
- D. Prerequisite Criteria: No liquid or gas fuel shall be stored in bulk above ground, except tanks or drums connected directly to energy generating devices or heating appliances located and operated on the same lot as the tanks or drums.
- E. Setbacks
 - 1. *Front Yard*: Outdoor storage tanks and drums shall not be permitted in front yards.
 - 2. *Side and Rear Yard*: Outdoor storage tanks and drums shall be setback at least thirty (30) feet from side and rear property lines.
 - 3. *Structures*: Outdoor storage tanks and drums shall be setback at least thirty (30) feet from primary structures and fifteen (15) feet from accessory structures.
- F. Quantity: No lot shall have more than two (2) outdoor storage tanks or drums.

5.80 SR-04: Non-residential Storage Tank Standards (Amendment #5 - Ordinance 2024-19, 09/17/2024)

This Storage Tanks Standards section applies to the following zoning districts:

AG AC IS C2 I1 I2 HI MX

The following standards apply

- A. Project Applicability: Any new outdoor storage tanks or drums installed after the effective date of this Unified Development Ordinance shall be permitted if all of the following standards are met.
- B. Cross Reference: Outdoor storage tanks and drums shall meet all applicable State and Federal regulations.
- C. Permits: An Improvement Location Permit shall be required prior to the installation of new outdoor storage tanks or drums.
- D. Setbacks
 - 1. *Front Yard*: Outdoor storage tanks and drums shall not be permitted in front yards.
 - 2. *Side and Rear Yard*: Outdoor storage tanks and drums shall be setback at least thirty (30) feet from side and rear property lines.
 - 3. *Structures*: Outdoor storage tanks and drums shall be setback at least thirty (30) feet from primary structures and fifteen (15) feet from accessory structures.
- E. Quantity: No lot shall have more than one (1) outdoor storage tanks or drum per two (2) acres.

Temporary Use and Structure Standards (TU) Change #19

Article
05

5.85 TU-01: General Temporary Use and Structure Standards (Amendment #5 - Ordinance 2024-19, 09/17/2024)

This Temporary Use and Structure Standards section applies to the following zoning districts:

PR AG AC ER R1 R2 R3 TR M1A M1 M2 M3 MH IS DC C1 C2 I1 I2 H1 MX

The intent of Temporary Use and Structure standards is to protect the public health, safety, and welfare of the residents of the zoning jurisdiction of the City by establishing standards for temporary uses and temporary structures. The following standards apply.

A. Cross Reference:

1. *Temporary Signs*: See *Sign Standards (SI)* for temporary sign standards.
2. *Farmers Market*: See *Chapter 116: Farmers Market, Auburn City Code*.
3. *Itinerate Vendors*: See *Chapter 112: Itinerate Vendors, Auburn City Code*.

B. Permits: A Temporary Improvement Location Permit shall be obtained prior to establishing the temporary use or structure except as indicated otherwise in this section.

C. Types:

1. *Fund-raising Events*: Fund-raising events such as chicken barbecues, fish fries, and car washes shall be permitted and shall be exempt from obtaining a Temporary Improvement Location Permit if the duration of the event is less than twenty-four (24) hours over a two (2) day period.
2. *Garage and Yard Sales*: Garage and yard sales shall be permitted and shall be exempt from obtaining a Temporary Improvement Location Permit, but shall not be more than three times (3X) per calendar year, three (3) days each time.
3. *Portable On Demand Storage*: Portable On Demand Storage (PODS) units shall be permitted and shall be exempt from obtaining a Temporary Improvement Location Permit but shall not be located outdoors for more than ~~fourteen (14)~~ forty-five (45) consecutive days, three (3) times per calendar year.
4. *Construction Trailer*: A Construction Trailer shall be permitted on the site where construction activity is taking place and shall be exempt from obtaining a Temporary Improvement Location Permit. A Construction trailer shall meet Accessory Structure Setbacks for the district in which it is located and shall be removed from the site once construction is complete.
5. *Dumpsters*: A dumpster shall be permitted to be located upon private property as follows:
 - a. Where construction activity is taking place.
 - b. For debris removal not to exceed fourteen (14) consecutive days, three (3) times per calendar year.

D. Termination: Temporary uses shall be terminated, and structures removed at the end of the permitted event period.

E. Location:

1. Setbacks for Accessory Structures shall apply to temporary structures.
2. Temporary uses and structures shall not be located within a public right-of-way without prior approval of the Auburn Board of Public Works and Safety.

5.86 TU-02: Agricultural and Estate Residential Temporary Use and Structure Standards

This Temporary Use and Structure Standards section applies to the following zoning districts:

AG ER

The following standards apply:

A. Roadside Sales of Produce: The roadside sale of farm produce shall be permitted if the following conditions are met:

1. *Grown On-site*: Eighty (80%) of the produce offered for sale shall be grown on the same lot the where the roadside sale is located.
2. *Duration*: The roadside sale of produce shall not exceed six (6) months per calendar year.
3. *Sales Stand*: The sales stand shall be portable or seasonal construction, shall comply with the provisions of *Vision Clearance Standards (VC)*, and shall be removed so as to observe the setback line for accessory structures when not in use.
4. *Parking*: The roadside sale of produce shall be arranged so that parking does not block any right-of-way.

5.87 TU-03: Residential Temporary Use and Structure Standards (Amendment #5 - Ordinance 2024-19, 09/17/2024)

This Temporary Use and Structure Standards section applies to the following zoning districts:



The following standards apply:

- A. **Model Homes:** Model homes, apartments, and condominiums that contain a sales office shall be permitted with the following requirements:
1. **Duration:** The duration of a Temporary Improvement Location Permit for a model home, apartment, or condominium shall be three (3) years and may be renewed annually after the initial three-year period.
 2. **Location:** Model homes, apartments, and condominiums shall be on the site of the development for which the sales are taking place.
 3. **Parking:** The model home, apartment, or condominium shall provide the required parking in *Parking Standards (PK)* for the applicable district.
 4. **Signs:** The model home, apartment, or condominium may have a sign, but the sign shall meet the Temporary Sign Standards for the district in which it is located.

5.88 TU-04: Nonresidential Temporary Use and Structure Standards (Amendment #5 - Ordinance 2024-19, 09/17/2024)

This Temporary Use and Structure Standards section applies to the following zoning districts:



The following standards apply:

- A. **Sale of Seasonal Items:** The sale of seasonal items such as Independence Day fireworks, Christmas trees, and Halloween pumpkins shall be permitted if the following standards are met:
1. **Duration:** The duration of a Temporary Improvement Location Permit for the sale of seasonal items shall be no more than forty-five (45) days. All unsold merchandise shall be removed within five (5) days after the expiration of the Temporary Improvement Location Permit.
 2. **Location:**
 - a. The sale of seasonal items shall be on a lot that fronts a collector or arterial street, but shall meet Setbacks for Accessory Structures in the district in which it is located.
 - b. The sale of seasonal items shall be at least fifty (50) feet from residential zoning districts.
 - c. The sale of seasonal items may be in a parking lot, but shall not displace parking such that the property is not compliant with the minimum number of parking spaces.
 3. **Additional Requirements:** The sale of seasonal items must comply with all requirements of applicable State laws.

9.05 Development Plan (Amendment #5 - Ordinance 2024-19, 09/17/2024)**A. Applicability:** This process applies to the following zoning districts:

1. **General:** Development Plan approval shall be required prior to an Improvement Location Permit being issued for projects involving any of the following improvements:
 - a. Any new primary structure.
 - b. Any addition to a primary structure that exceeds fifty percent (50%) of the footprint of the existing primary structure,
 - c. Any addition to a primary structure that is 10,000 square feet or greater in size.
 - d. Any new or expanded accessory structure that exceeds fifty percent (50%) of the footprint of the primary structure.
 - e. Any new or expanded accessory structure that exceeds 5,000 square feet or greater in size.
 - f. Addition of curb cuts and/or changes in site circulation.
 - g. Any new parking lot.
 - h. Any expansion of a parking lot that adds twenty-five percent (25%) more spaces.
 - i. Any project the Zoning Administrator determines its complexity warrants Development Plan approval.
 2. **Subdivisions:** For residential subdivisions, Development Plan approval shall be reviewed concurrently with the final subdivision plat.
 3. **Secondary Plat:** Development Plan applications shall not be considered by the Plan Commission until a Secondary Plat, if required, is approved.
 4. **Variance:** If a variance is necessary for a Development Plan to comply with a requirement of the Unified Development Ordinance, the Plan Commission shall not consider the Development Plan application until a final decision is made by the Board of Zoning Appeals on the variance application.
- B. Exemptions from Development Plan:**
1. **Single-family detached residential:** Any lot being developed for a single-family detached residence or its accessory structures shall be exempt from Development Plan approval.
 2. **Multiple-Family Development:** Any M1 district development that includes one (1) primary structure with three dwelling units or less on the lot shall be exempt from Development Plan approval.
 3. **Agriculture Sites and Buildings:** Any lot being solely used for agricultural purposes shall be exempt from Development Plan approval.
 4. **Temporary Use of Land or Structure:** Any temporary use of land or structure shall be exempt from Development Plan approval.
 5. **Establish a New Land Use or Change an Existing Land Use:** Establishing a new land use or changing an existing land use shall be exempt from Development Plan approval.
- C. Filing Requirements:** The following information shall be submitted for the Development Plan review process
1. **Application:** Application for Development Plan approval shall be made on a form provided by the Zoning Administrator. The following information shall be provided on the application form.
 - a. Property owner's name, mailing address, phone number and/or email address.
 - b. Applicant's name, mailing address, phone number, and/or email address, if different than owner.
 - c. Written detailed description of the proposed project.
 - d. Date submitted and signed.
 - e. Signature of the applicant, testifying that they are authorized to represent the property.
 - f. Any other information requested on the application form.
 2. **Deed:** The recorded deed(s) for the property:

F. Inspection:

1. *Standard:* Inspections of property may be conducted by the Zoning Administrator or the Building Commissioner from the property suspected of the violation with permission from that property owner, tenant, or occupant at the time of the inspection; from a right-of-way; or from an adjacent property with permission from that property owner.
2. *Warrant:* In the event the inspector is denied access and unable to adequately inspect from adjacent property or right-of-way, and providing there is evidence of violation of this Unified Development Ordinance, the Plan Commission, Board of Zoning Appeals, Common Council, Building Commissioner, or Zoning Administrator may apply to the court of jurisdiction to invoke legal, equitable, or special remedy for the enforcement of this Unified Development Ordinance or any applicable ordinances adopted under Indiana Code. If the court determines the evidence is sufficient, the warrant issued shall order the owner, tenant, and/or occupant to permit entry by the Zoning Administrator or the Building Commissioner for the purposes documented in the application for the warrant.
3. *Emergency Remedy:*
 - a. When, in the opinion of the Zoning Administrator or Building Commissioner, the condition of the site causes serious danger to the health, safety, or welfare of the public, the City may enter the site to remedy the dangerous condition without notice to the property owner.
 - b. Signs located within the right-of-way shall be deemed a violation requiring an emergency remedy. Signs located within the right-of-way may be removed at the discretion of the Zoning Administrator or Building Commissioner without notice.

10.03 Procedure for Violations

- A. Stop Work Order: The Zoning Administrator or Building Commissioner may place a stop work order on any violation discovered during the construction process, including construction occurring without all of the necessary permits. Stop work orders shall be issued by written notice which describe the violation and orders the immediate cessation of work or illegal activity until the matter is resolved. The stop work order shall be posted in a conspicuous place on the property where the violation exists. A copy of the stop work order and a first Notice of Violation letter shall be mailed to the property owner and/or the person who is responsible, in part or in whole, for the violation if that person is not the property owner.
- B. Notice of Violation: The Zoning Administrator or Building Commissioner may issue a Notice of Violation letter to the property owner and/or the person who is responsible, in part or in whole, for the violation if that person is not the property owner. The Notice of Violation letter shall state that a violation exists and must be corrected.
 1. *Corrected:* If the violation is corrected no further action shall be taken.
 2. *Arrangements:* If arrangements are made to have the violation corrected within a reasonable time period that is agreed to and signed by the person responsible for the violation and the Zoning Administrator or Building Commissioner, no further action shall be taken. If the property owner has not been party to the violation, the property owner shall be notified of the arrangement to correct the violation.
- C. Signs in Right-of-Way: The Zoning Administrator may remove signs located in rights-of-way without notice to the sign owner and/or adjacent property owner. Signs removed from rights-of-way may be retrieved from the Department of Building, Planning & Development within two weeks of the date of the sign's removal immediately disposed of.

10.04 Appeals or Trials

- A. Initiating an Appeal: Any aggrieved person may appeal to the Board of Zoning Appeals or to the court of jurisdiction. A written statement from the property owner and/or person responsible for the violation shall be submitted to the Zoning Administrator within thirty (30) days of the date of the notice of violation letter to initiate the appeal of the violation.

10.05 Enforcement, Remedies, and Injunctive Relief

- A. **Enforcement:** All remedies and enforcement shall comply with the powers set forth in *IC 36-7-4-1000 et seq.* and all other applicable State Laws.
1. **Legal Action:** The Plan Commission, Board of Zoning Appeals, Common Council, City Attorney, Building Commissioner, or Zoning Administrator may bring an action in the Circuit or Superior Court of DeKalb County for the following reasons:
 - a. To invoke any legal, equitable, or special remedy, for the enforcement of any ordinance or regulation created under *Indiana Code 36-7-4 et seq.* This includes but is not limited to this Unified Development Ordinance.
 - b. To enforce agreements between the Plan Commission which have been recorded as covenants in connection with a subdivision plat, a development plan, or a planned development.
 - c. To enforce commitments made in accordance with *Indiana Code 36-7-4 et seq.*
 - d. To enforce conditions imposed in accordance with *Indiana Code 36-7-4 et seq.*
 - e. To restrain a person violating *Indiana Code 36-7-4 et seq.* or any ordinance adopted under *Indiana Code 36-7-4 et seq.* which includes but is not limited to this Unified Development Ordinance.
 - f. For an injunction from violating State law or local ordinance.
 - g. For a fine as per *Section 10.99 in Chapter 10 of the Auburn Code of Ordinances* for a fine. This section establishes a fine of not more than \$2,500 for each offense. For zoning violations each day of the existence of the violation shall be a separate offense.
 2. **Enforcing a Commitment:** An action to enforce a commitment made in accordance with *Indiana Code 36-7-4 et seq.* may be brought in the Circuit or Superior Court of DeKalb County by:
 - a. Any person who is entitled to enforce a commitment made in accordance with *Indiana Code 36-7-4 et seq.* under the rules of the Plan Commission or the Board of Zoning Appeals in force at the time the commitment was made; or
 - b. Any other specially affected person who was designated in the commitment
 3. **Withholding of Permits**
 - a. The City may withhold or deny all permits, certificates of occupancy and other approvals for any building or structure on land where there is an uncorrected violation of this Unified Development Ordinance or of a condition of any permit, certificate or other approval previously granted by the City. The City may also grant a permit or approval subject to the condition that the violation be corrected. This provision applies whether or not the current owner is responsible for the violation.
 - b. The City may also withhold or deny all permits, certificates and other approvals for other land or structures owned or built by a person who caused an uncorrected violation of this Unified Development Ordinance on another property in the City of Auburn.
 4. **Revocation of Permits**
 - a. Any permit granted under this Unified Development Ordinance may be revoked when the Administrator determines:
 - i. There is a departure from the plans, specifications or other requirements of the terms of the permit;
 - ii. The permit was obtained by false representation or was issued by mistake; or
 - iii. Any provisions of this Unified Development Ordinance are being violated.
 - b. Written notice of the permit revocation must be served on the owner, owner's agent or contractor or must be posted in a prominent location; thereafter, no further construction may proceed.
 5. **Revocation of Plans or Other Approvals**
 - a. When a violation of this Unified Development Ordinance involves a failure to comply with an approved plan or condition of approval of a site plan, the Planning and Zoning Commission may revoke any plan or approval or condition its continuance on strict compliance with this Unified Development Ordinance and all conditions of approval. The Administrator must provide notice to the person found to be in violation. The Planning and Zoning Commission shall hold a public hearing prior to the revocation of any site plan.
 - b. When a violation of this Unified Development Ordinance involves a failure to comply with a condition of approval of a Special Exception, the Board of Zoning Appeals may revoke the Special Exception. The Administrator must provide notice to the person found to be in violation. The Board of Zoning Appeals shall hold a public hearing prior to the revocation of any Special Exception.
 - c. When a violation of this Unified Development Ordinance involves a failure to comply with a condition

of approval of a Variance of Use, the Board of Zoning Appeals may revoke the Variance of Use. The Administrator must provide notice to the person found to be in violation. The Board of Zoning Appeals shall hold a public hearing prior to the revocation of any Variance of Use.

6. Abatement

The City may seek a court order in the nature of an injunction, mandamus, abatement or other action to abate or remove a violation or to otherwise restore the premises in question to its condition prior to the violation.

7. Penalties

a. The following fines shall be imposed for each violation of this Unified Development Ordinance:

Offense	Penalty
First Offense	\$50
Second Offense	\$100
Third Offense	\$200
Subsequent Offenses	\$250

b. The fines provided for violations of this Unified Development Ordinance shall be in addition to all other remedies and penalties provided herein and by law.

c. The penalty shall commence on the first calendar day after the day the notice of the assessment of the penalty is received.

d. Except where otherwise provided, the penalty amount that is assessed shall apply for each day the violation remains until corrected.

e. If a violation for which a penalty was assessed is corrected, and the same violation reoccurs within the same calendar year, then the violation becomes a repeat violation and the fine is assessed in accordance with the penalties for the applicable offense as listed in Section 10.05A7.

f. Any person, firm or corporation, whether as owner, lessee, sublessee or occupant found to be in violation of this Unified Development Ordinance, as a result of any enforcement action, shall be responsible to pay all applicable attorney fees, court costs and other costs and expenses incurred in connection with the prosecution of the enforcement action.

8. Remedies Cumulative

The remedies provided for in this section are cumulative, and not exclusive, and shall be in addition to any other remedies provided by law.

Developed Lot: See "Lot, Developed."

Developer: The owner or legal representative of land proposed to be subdivided or used for agricultural, residential, commercial, institutional, mixed-used, industrial or the like purposes.

Development: The act of modifying a lot, parcel or property developing as a plan or method, or an image upon a photographic plate; gradual advancement or growth through a series of progressive changes; also, the result of developing, or a developed state.

Development Standards: Height, bulk, density, environmental performance standards, and other standards for development as set forth in this Unified Development Ordinance, including landscaping, parking, and other required improvements, excluding those provisions which specifically regulate the use, per se, of property.

Development Standards Variance: See "Variance, Development Standards."

Diameter-at-breast-height: See "DBH."

District: See "Zoning District."

District Intent: A zoning district's purpose to ensure that all development is consistent with the goals, objectives, and policies identified in the Comprehensive Plan.

DNR: Indiana Department of Natural Resources.

Domestic Pets: Animals commonly used as household pets, protection, companions, and for assistance to disabled persons. Domestic pets shall include animals that are cared for and treated in a manner acceptable for pet dogs, cats, and birds. Domestic pets shall include, but not be limited to, dogs, cats, parakeets, parrots, finches, lizards, spiders, guinea pigs, hamsters, gerbils, rats, mice, rabbits, aquarium fish, ferrets, and snakes if cared for in the manner described above.

Drive, Private: See "Street, Private."

Drive-Through Establishment: A place of business, being operated for the sale and purchase at retail of food and other goods, services, or entertainment, which is laid out and equipped so as to allow its patrons to be served or accommodated while remaining in their automobiles.

Driveway: A surface improvement installed on a lot and used to convey vehicles to public streets.

Duplex: See "Dwelling, Single-family Attached."

Dwelling: A structure or portion thereof, conforming to all requirements applicable to the district in which it is located, all Building Codes, and that is used exclusively for residential occupancy, including single-family dwelling units, two-family dwelling units, and multiple-family dwelling units, but excluding hotels, motels, and boarding houses.

Dwelling, HUD: See "Dwelling, Mobile Home."

Dwelling, Manufactured Home (term includes modular home): A single-family dwelling unit designed and built in a factory, installed as a permanent residence, which bears a seal certifying that it was built in compliance with the Federal Manufactured Housing Construction and Safety Standards Law (1974 U.S.C. 5401 et seq.), and which also complies with the following specifications:

1. Was constructed after January 1, 1981, and exceeds 950 square feet of occupiable space per IC 36-7-4(d);
2. Is attached to a permanent foundation of masonry construction and has a permanent concrete or concrete block perimeter enclosure constructed in accordance with the One- and Two-Family Dwelling Code;
3. Has wheels, axles, and towing chassis removed;
4. Has a pitched roof with a minimum rise of 2:12; and
5. Consists of two (2) or more sections which, when joined, have a minimum dimension of twenty-three (23) feet in width for at least sixty percent (60%) of its length.

Dwelling, Mobile Home: A transportable dwelling unit which is a minimum of eight (8) feet in width and which is built on a permanent foundation or tied down with perimeter skirting when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical system contained therein, and which was manufactured either:

1. Prior to June 15, 1976 and bears a seal attached under Indiana Public Law 135, 1971, certifying that it was built in compliance with the standards established by the Indiana Administrative Building Council; or
2. Subsequent to or on June 15, 1976 and bears a seal, certifying that it was built in compliance with the Federal Mobile Home Construction & Safety Standards.

Dwelling, Modular Home: A dwelling unit designed and built in a factory that meets state and local building codes. A modular home is installed and assembled as a permanent residence on a permanent foundation.

Dwelling, Multiple-family: A residential structure designed to be occupied by four (4) or more families, with the number of families in residence not exceeding the number of dwelling units provided.

Dwelling, Single-family: See "Dwelling, Single-family Detached."

Dwelling, Single-family Attached: An attached residential dwelling unit designed to be occupied by two (2) or three (3) families, with the number of families in residence not exceeding the number of dwelling units provided.

Dwelling, Single-family Detached: A detached residential dwelling unit designed to be occupied by one (1) family. A single family dwelling shall be at least twenty-three (23) feet wide for sixty percent (60%) of its length.

Dwelling Site: A site within a manufactured home park and/or mobile home park with required improvements and utilities that is leased for the long-term placement of a manufactured home and/or mobile home.

Dwelling Size: The overall square footage of a dwelling unit. The dwelling size does not include a garage, carport, deck, unfinished storage, patio or open porch.

Dwelling, Two-Family: See "Dwelling, Single-family Attached."

Dwelling Unit: A single unit for owner occupancy or for rent or lease, physically separated from any other dwelling units which may be in the same structure, and providing complete and independent living facilities for one (1) or more persons, including permanent provisions for living, sleeping, cooking, and sanitation. Examples of a dwelling unit include a single-family dwelling, multiple-family dwelling, mobile home dwelling, manufactured home dwelling, and farmstead.

Easement: A grant by a property owner ("grantor") to specific persons, the general public, corporations, utilities, or others ("grantee" or "easement holder") for the purpose of providing services or access to the property.

Entryway Feature: A means to identify the entrance to a subdivision, typically installed in common area and inclusive of hardscape, landscape, and other built features that portray the character for the subdivision.

EPA: United States Environmental Protection Agency.

Erosion: The wearing away of the land surface by water, wind, ice, gravity, or other geological agents.

Established Building Setback Line: See "Setback, Established."

Establishment: An individual business or tenant space.

Existing Manufactured Home Park or Subdivision: A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of the City of Auburn's first floodplain management regulations.

Exotic Animals: Animals not normally considered to be household pets or farm animals and which may or may not be potentially dangerous.

Expansion to an Existing Manufactured Home Park or Subdivision: The preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

Eyebrow: A semi-circular extension of a curb on one (1) side of a street designed to provide more street frontage for a small number of lots.

FAA: Federal Aviation Administration.

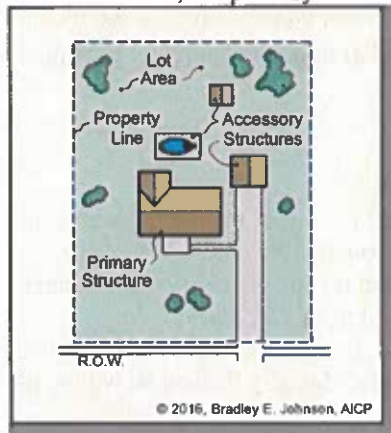
Fair Housing Facility (large): To prevent the discrimination of mentally or physically disabled persons, these facilities have been identified as types of housing that are permitted in certain districts, but still must meet "nondiscriminatory" health, fire, safety, and building regulations. These facilities include:

1. Group homes for children in need of service under *IC 31-34-1* or children who have committed a delinquent act under *IC 31-37-2-2*, *IC 31-37-2-3*, or *IC 31-37-2-5*; and specifically a facility that houses more than ten (10) children.
2. Residential Facility for the Developmentally Disabled which provides residential services for more than eight (8) developmentally disabled individuals as described in *IC 12-28-4*.

Primary Arterial: See "Street, Primary Arterial."

Primary Plat: See "Plat, Primary."

Primary Structure: The structure in which the use of the lot or premises is located or conducted, with respect to residential uses, the primary structure shall be the main dwelling.



Primary Use: See "Use, Primary."

Principal Use: See "Use, Primary."

Private Street: See "Street, Private."

Professional Office: See "Office, Professional."

Prohibited Use: A use that is not permitted under any circumstances.

Public Improvements: Any storm drainage facility, street, highway, parkway, sidewalk, pedestrian-way, tree, lawn, off-street parking area, lot improvement, utility, or other facility for which the local government may ultimately assume the responsibility for maintenance and operation, or which may affect an improvement for which local government responsibility is established.

Public or Private Parking Area: A group of parking spaces in an open area not including any part of a street or alley, designed or used for temporary parking of motor vehicles.

Public Safety and Nuisance: Anything that is injurious to the safety or health of an entire community, neighborhood or any considerable number of persons, or unlawfully obstructs the free passage or use, in the customary manner, of any navigable lake, or river, bay, stream, canal, or basin.

Public Street: See "Street, Public."

Public Utility: See "Utility, Public."

Public Way: Highways, streets, avenues, boulevards, roads, lanes, alleys, trails or sidewalks.

Radio or TV Station: The broadcast structure for the production of radio and television programming, not to include any telecommunication towers.

Raising of Farm Animals: Any livestock operation that falls below the thresholds of a Confined Feeding Operation as defined by the Indiana Department of Environmental Management.

Rear Lot Line: See "Lot Line, Rear."

Rear Yard: See "Yard, Rear."

Recreation Center or Play Center: An enclosed structure containing recreational facilities, such as a tennis court, swimming pool, and/or gymnasium. This shall not include outdoor amphitheaters, tennis courts, or swimming pools.

Recreational Vehicle (RV): A vehicular-type portable structure without permanent foundation that can be towed, hauled, or driven and primarily designed as a temporary living accommodation for recreational, camping, and travel use and including but not limited to, travel trailers, truck campers, camping trailers, boats, and self-propelled motor homes. A recreational vehicle shall not be used as living quarters.

Recreational Vehicle Park: A facility designed for short term occupancy for recreational vehicles only.

Recreational Vehicle, Parked: A recreational vehicle that is in the process of being loaded or unloaded; or a recreational vehicle that is set up for sleeping purposes, camping, or use.

Recreational Vehicle, Stored: A recreational vehicle that is not set up for sleeping purposes, camping, or use.

Recycling Processing: The preparation or transformation of recyclable materials, such as metals, glass, paper and plastic, for the purpose of efficient shipment or to an end-user's specifications, by such means as briquetting, compacting, flattening, grinding, crushing, sorting, shredding, baling, cutting and/or melting. Recycling processing does not include shredding of heavy ferrous metals, such as vehicles, appliances, equipment, beams and the like, or the purchase or collection of recyclable materials from the public at large at the site upon which the processing occurs.

Registered Land Surveyor: A land surveyor properly licensed and registered or through reciprocity permitted to practice in the State of Indiana.

Registered Professional Engineer: An engineer properly licensed and registered or through reciprocity permitted to practice in the State of Indiana.

Residential District: Refers to the ER, R1, R2, R3, TR, M1, M2 and MH districts.

Residential Facility for the Developmentally Disabled (large): A residential facility which provides residential services for more than eight (8) developmentally disabled individuals as described in IC 12-28-4.

Residential Facility for the Developmentally Disabled (small): A residential facility which provides residential services for eight (8) developmentally disabled individuals or less as described in IC 12-28-4.

Residential Facility for the Mentally Ill: A residential facility which provides residential services for mentally ill individuals as described in IC 12-28-4. No two (2) Residential Facilities for the Mentally Ill shall be within 3,000 feet of one another in the planning jurisdiction as stated in Indiana Code.

Responsible Party: For purposes of issuing notice of violation, the following persons shall be considered responsible parties, with liability for fines and responsibility for remedy of the violation: the property owner(s); persons with any possessory interest in the property, and/or any persons and/or their agents who have caused the violation. Any owner, tenant, builder, developer, possessor of interest, architect, designer, property manager, equipment operator known or suspected to be responsible in part or in whole for a violation of this Unified Development Ordinance.

Restaurant: An establishment whose use is the selling of food in a ready-to-consume state, in individual servings, in which the customer consumes these foods while seated at tables or counters located in or immediately adjacent to the building in which the use is located, and which may include carry-out service. "Restaurant" shall include that portion of any establishment which sells prepared food, such as a bakery or a delicatessen, and which is used for seating for the consumption of food on the premises. (See also "Drive-Through Establishment.")

Re-Plat: See "Plat, Amended."

Retail, High Intensity: See "Type 4 Retail, High Intensity."

Retail, Low Intensity: See "Type 2 Retail, Low Intensity."

Retail, Medium Intensity: See "Type 3 Retail, Medium Intensity."

Retail, Special Handling: See "Type 6 Retail, Special Handling."

Retail, Very High Intensity: See "Type 5 Retail, Very High Intensity."

Retail, Very Low Intensity: See "Type 1 Retail, Very Low Intensity."

Retirement Community: An age-restricted development, which may include detached and attached dwelling units and apartments.

Right-of-way: A strip of land occupied or intended to be occupied by transportation facilities, public utilities, or other special public uses. Rights-of-way intended for any use involving maintenance by a public agency shall be dedicated to the public use by the maker of the plat on which such right-of-way is established.

Road: See "Street."

Roadside Sales: Sale of produce grown on the lot where the sales takes place or locally on neighboring farms.

Root Protection Zone: Generally, eighteen (18) to twenty-four (24) inches deep and a distance from the trunk of a tree equal to one-half (0.5) its height or its drip line, whichever is greater.

ROW: See "Right-of-way."

Satellite Dish or Antenna: An apparatus capable of receiving communications from a transmitter relay located in a planetary orbit or broadcasted signals from transmitting towers.

School: A public or private institution which offers instruction in any of the branches of learning and study comparable to that taught in the public schools under the Indiana School Laws, including pre-kindergarten, kindergarten, elementary school, and junior and senior high schools, but excluding trade, business, or commercial schools.

School, Trade, Business or Commercial: An educational facility which offers instruction specific to a trade, business, or commercial practice.

Sign, Construction: A sign directing attention to construction upon the property where the sign is displayed, and bearing the name, address, subplot number, or other identifier of the contractor, subcontractor, and/or architect.

Sign, Directional Device: A sign intending to direct the safe flow of vehicular and pedestrian traffic and includes "enter," "exit," and "arrow" signs.

Sign, Display Board: A permanent device used to post temporary signs (e.g. a permanently installed bulletin board).

Sign, Drive-Thru Menu: A sign associated with a drive-thru lane that provides copy area for posting a menu and/or associated information for ordering or using the drive-thru lane.

Sign, Election: A temporary sign used to advertise for an election as described in *Indiana Code 3-5-1-2* or a candidate for said election.

Sign, Electronic: A sign capable of displaying words, symbols, figures, or images in a format such as LED (Light Emitting Diode) that can be electronically or mechanically changed by remote or automatic means.

Sign, Envelope: An area on a sign in which the message is placed.

Sign Face: See "Sign Area."

Sign, Feather Flag: A temporary sign, in the shape of a feather placed on a pole, made of fabric and utilized to promote a business, activity or special event.

Sign, Flashing: A sign that flashes or appears to flash by a powered light source more than two (2) times per second.

Sign, Freestanding: Any sign supported wholly or in part by some structure other than the building or buildings housing the use to which the sign pertains or any other building upon the property. Typical freestanding signs include pole signs, monument signs, and grounds signs.

Sign, Height above Ground: The vertical distance measured from the ground elevation to the highest point of the sign structure.

Sign, Illuminated: A sign which has characters, letters, figures, designs, or outline illuminated by electric lights or luminous tubes as a part of the sign, or which is illuminated by reflectors.

Sign, Illegal: A sign that is not in compliance with Article 5 of the Unified Development Ordinance.

Sign, Inflatable: A sign that is intended to be expanded by air or other gas for its proper display or support.

Sign, Monument: See "Sign, Ground"

Sign, Mural: A sign painted onto the side of a wall or structure that displays a non-commercial message.

Sign, Noncommercial Message: A sign that does not direct attention to or advertise a business, office or other commercial interest or activity, or does not direct attention to a product, commodity or service offered for sale or lease.

Sign, Nonconforming: See "Nonconforming Sign."

Sign, Permanent: A sign that is designed or intended to be used indefinitely, or used indefinitely without change in the same state or place, including, but not limited to business signs, directional signs, residential complex or subdivision signs, and illuminated signs.

Sign, Pole: A sign that is supported by one or more poles, posts, or braces upon the ground, not attached to or supported by any structure, with a clear space in excess of six (6) feet from the finished grade to the bottom of the sign face. (See Graphic for "Sign")

Sign, Portable: A temporary sign not permanently affixed to the ground or a building, but which is designed to be used on a daily basis. A portable sign is designed to be relocated and reused with the majority of the sign meant to be changeable copy. Sandwich board signs and a-frame signs are considered permanent portable signs.

Sign, Projecting: Any sign other than a wall sign affixed to any structure or wall whose leading edge extends beyond such structure or wall. (See Graphic for "Sign")

Sign, Real Estate: A sign announcing the sale, rental, or lease of the lot where the sign is displayed, or announcing the sale, rental, or lease of one or more structures, or a portion thereof, located on such lot, and identifying the owner, realty agent, telephone numbers, or "open house" information.

Sign, Roof: A sign which is erected, constructed, and maintained above any portion of the roof. (See Graphic for "Sign")

Sign, Subdivision Entrance: A sign that identifies the entrance to a subdivision.

Sign, Temporary: An advertising device not fixed to a permanent foundation.

Sign, Tenant Listing: A sign identifying businesses within that development.

	PR	AG	AC	ER	R1	R2	R3	TR	M1A	M1	M2	M3	MH	IS	DC	C1	C2	I1	I2	HI	MX
Agricultural Uses																					
agricultural crop production		P	P	P																	
confined feeding operation (small)		S																			
fairground	S																				
grain elevator			P																		
hobby farming		P		P																	
orchard		P	P																		
plant nursery, wholesale		P	P																		
processing of agricultural products			P																P		
raising of exotic animals		S	P																		
raising of farm animals		P	P	P																	
sale of agricultural products			P																		
stable, private		P	P	P																	
storage of agricultural products		P	P																P		
tree farm		P	P																		
vineyard		P	P																		

	PR	AG	AC	ER	R1	R2	R3	TR	M1A	M1	M2	M3	MH	IS	DC	C1	C2	I1	I2	HI	MX
Residential Uses																					
apartment or condominium complex												P									
bed and breakfast		S		P			S	S							S	P					
caretaker's residence	S																				
dwelling, four-family (quadplex)										P	P										P
dwelling, five-family										P	P										
dwelling, manufactured home		P		P	P	P	P						P								
dwelling, mobile home													P								
dwelling, multiple family (6 to 10 units)									S	S	P										
dwelling, multiple family (11+ units)									S	S											
dwelling, single-family detached		P		P	P	P	P	P	S	S			S								P
dwelling, three-family (triplex)										P	P										P
dwelling, two-family (duplex)							S	S	P	P	P										P
dwelling unit (upper floors)															P	P					P
fair housing facility (large)									S	S	S	P		S							
fair housing facility (small)		P		P	P	P	P	P													P
fraternity or sorority house											S	S									
manufactured home park													P								
mobile home park													P								
personal storage (primary use)		P		S												S	P	P			
retirement community											P	P	P								

Land Use Matrix (Amendment #5 - Ordinance 2024-19, 09/17/2024)

CHANGE #31

Appendix

A

	PR	AG	AC	ER	R1	R2	R3	TR	M1A	M1	M2	M3	MH	IS	DC	C1	C2	I1	I2	HI	MX
Commercial Uses (continued)																					
TYPE 1 RETAIL, VERY LOW INTENSITY															P	P	P				P
TYPE 2 RETAIL, VERY LOW INTENSITY															P	P	P				P
art and craft gallery														P	P	P	P				P
bakery															P	P	P				P
dry-cleaning service (drop-off only)															P	P	P				P
flower shop															P	P	P				P
gift shop															P	P	P				P
jewelry store															P	P	P				P
meat market															P	P	P				P
mobile phone center															P	P	P				P
news dealer															P	P	P				P
TYPE 3 RETAIL, MEDIUM DENSITY															P		P				P
antique shop															P		P				P
apparel shop															P		P				P
art and craft supply															P		P				P
book store															P		P				P
boutique															P		P				P
computer sales															P		P				P
convenience store															P		S				P
convenience store without fuel pumps																					S
drug store															P		P				P
fabric shop															P		P				P
garden shop															P		P				P
liquor sales															P		P				P
music or media shop															P		P				P
party or event store															P		P				P
pawn shop															P		P				P
pet grooming or store															P		P				P
plant nursery, retail or greenhouse			P												S	S	P	P			P
print shop or copy center															P		P				P
quick cash or check cashing															P		P				P
shoe store or repair															P		P				P
sign shop															P		P				P
video or DVD rental															P		P				P
TYPE 4 RETAIL, HIGH INTENSITY															S		P				
automobile sales															S		P				
building supply store															S		P				
department store															S		P				
furniture shop															S		P				
grocery or supermarket															S		P				
home electronics or appliance store															S		P				
office supply store															S		P				
sporting goods store															S		P				
TYPE 5 RETAIL, VERY HIGH INTENSITY																	P	P			

Land Use Matrix (Amendment #5 - Ordinance 2024-17, 09/17/2024)

Appendix

A

	PR	AG	AC	ER	R1	R2	R3	TR	M1A	M1	M2	M3	MH	IS	DC	C1	C2	I1	I2	HI	MX
Commercial Uses <small>(continued)</small>																					
TYPE 6 RETAIL, SPECIAL HANDLING																				P	
<i>farm implement sales</i>			P														S	P		P	
<i>fireworks sales</i>																	P	P		P	
<i>gun sales</i>																	P	P		P	
<i>heavy equipment sales or rental</i>			P														P	P		P	
<i>hunting store</i>																	P	S		P	
<i>manufactured home sales</i>																	S	S		P	
<i>recreational vehicle or watercraft sales</i>																	P	S		P	
<i>semi-tractor - trailer sales</i>																	S	S		P	
<i>watercraft rental</i>	S																				
<i>winery</i>		S	P																		



